

Agenda Item No. 5(L)



(Public Hearing: 7-1-25)

**Date:** June 3, 2025

**To:** Honorable Chairman Anthony Rodriguez

and Members, Board of County Commissioners

From: Daniella Levine Cava Panilla Levine Care

Mayor

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

Street Lighting Special Taxing Districts

## **Executive Summary**

The purpose of this item is to gain authorization from the Board of County Commissioners (Board) to collect non-ad valorem assessments placed on the 2025 real property tax bills. Of the total 1,084 active Special Taxing Districts, the attached Ordinance relates to the rates for 147 Districts that are increasing, as reflected in Exhibit A.

## Recommendation

It is recommended that the Board approve the attached Ordinance pertaining to the proposed FY 2025-26 assessment rates for the active street lighting Special Taxing Districts (Districts) listed in Exhibit A, attached hereto. All lots and parcels within the Districts are unique due to their geographical boundaries, affected property owners, and level of service. Approval of this Ordinance is required to obtain the necessary funding to continue providing services for all lots and parcels. The Parks, Recreation and Open Spaces Department (PROS) has determined, and I concur, that the services provided by these Districts will offer special benefits to properties within each district, exceeding the amount of special assessments to be levied.

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

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

### Scope

These proposed FY 2025-26 assessment rates are for street lighting districts countywide.

## **Fiscal Impact/Funding Source**

The fiscal impact of this Ordinance is countywide, but only for those homeowners within the boundaries of one or more Special Taxing Districts. The total assessment in the Ordinance for these 147 Districts with proposed rate increases is \$1,472,633.00 (Exhibit A). Of these 147 Districts (9,508 folios), 8,167 folios (85.9%) are increasing by less than \$50.00 for the year. These funds will accrue from the special assessments paid by the property owners of folios within the active Special Taxing

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Districts. As per section 1.01A(11) of the Miami-Dade County's Charter, expenses accrued for Special Taxing Districts on a yearly basis must be paid in the year they become due. The Charter provides that "[a]ll county funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only." Approval of these rates is necessary to ensure that the required funding is available to maintain current levels of service.

## **Social Equity Statement**

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

## **Track Record/Monitor**

The implementation and operation of the Special Taxing Districts are monitored by Liset Romero-Lopez, Chief of the Special Assessment Districts Division (Division) with PROS, and the financials are overseen by Angus Laney, PROS Budget Chief.

## **Delegation of Authority**

This item authorizes the County Mayor or County Mayor's designee, contingent upon Board adoption of a non-ad valorem assessment roll, to place the non-ad valorem assessments on the 2025 real property tax bills, subjecting the properties on which the special assessments are levied to the same collection procedures as for ad valorem taxes, including possible loss of title.

## **Background**

Miami-Dade County (County) creates Special Taxing Districts, at the request of residents or developers, to provide public improvements and special services. Chapter 18 of the County Code (Code) provides the legal framework for Special Taxing Districts. Pursuant to petition, notice and public hearing, the Board by various ordinances has established Special Taxing Districts in the County for the following types of services:

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

The County is currently responsible for the management and operation of 1,084 active Special Taxing Districts. Of these, 938 are Street Lighting Districts, 24 are Security Guard Districts, 120 are Multipurpose Maintenance Districts, and 2 are Capital Improvement/Road Maintenance Districts. The special assessments are levied on a unit basis for security guard services, road maintenance and service

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relocations; square-footage basis for multipurpose maintenance services; and front-footage basis for street lighting services and gas pipeline services.

Pursuant to section 18-14(4) of the Code, the County Mayor or County Mayor's designee caused assessment rolls to be prepared and filed with the Clerk of the Board. Each affected property owner was notified that the special assessments, when approved and confirmed pursuant to section 18-14(6) of the Code, will be placed on the 2025 real property tax bills and that, if these special assessments are not paid when due, the properties on which the special assessments are levied will be respectively subject to the same collection procedures as for ad valorem taxes, including possible loss of title.

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

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

In accordance with section 18-19 of the Code, the Audit and Management Services Department (AMS) has been conducting annual audits on Special Taxing Districts. The most recent audit conducted for FY 2023 resulted in no adverse findings. AMS continues to provide oversight and PROS is working cooperatively with AMS to address any recommendations for improving the program.

Roy Coley

Chief Utilities and Regulatory Services Officer



## **MEMORANDUM**

(Revised)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	DATE:	July 1, 2025
FROM:	Bonzon-Keenan County Attorney	SUBJECT	: Agenda Item No. 5(L)
P	lease note any items checked.		
	"3-Day Rule" for committees applicable if	raised	
	6 weeks required between first reading and	d public heari	ng
	4 weeks notification to municipal officials hearing	required prior	to public
	Decreases revenues or increases expenditu	res without ba	lancing budget
	Budget required		
	Statement of fiscal impact required		
	Statement of social equity required		
	Ordinance creating a new board requires report for public hearing	detailed Coun	ty Mayor's
	No committee review		
	Applicable legislation requires more than a present, 2/3 membership, 3/5's _ majority plus one, CDMP 7 vote requirement p, CDMP 9 vote requirement per 2-116	, unanimo pirement per 2 er 2-116.1(3) (	us, -116.1(3)(h) or h) or (4)(c)
	Current information regarding funding so balance, and available capacity (if debt is o		

Approved	Mayor	Agenda Item No. 5(L)
Veto		7-1-25
Override		

## ORDINANCE NO.

ORDINANCE APPROVING, ADOPTING AND RATIFYING NON-AD VALOREM ASSESSMENT ROLLS, RATES AND ASSESSMENTS FOR 147 CERTAIN STREET LIGHTING SPECIAL TAXING DISTRICTS IN MIAMI-DADE COUNTY, FLORIDA FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AND PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

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

WHEREAS, a public hearing has been conducted by the Board of County Commissioners in accordance with the requirements and procedures of chapter 18 of the Code of Miami-Dade County,

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

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

Section 2. This Board intends to use the uniform method of collection of non-ad valorem assessments as authorized in section 197.3632, Florida Statutes, as amended, for collecting the non-ad valorem assessments levied within Miami-Dade County for special taxing districts, including the street lighting districts described in the accompanying memorandum. Legal descriptions of such areas to the assessments, units of measurement, and the amount of the assessment are attached to the accompanying memorandum as Exhibit A and incorporated herein by reference. Except as herein provided, this Board hereby also incorporates by reference: (1) all

previously adopted ordinances establishing and/or amending the districts and service areas described in Exhibit A to the accompanying memorandum; and, (2) any resolutions adopting preliminary or amended assessment rolls resolutions for the districts and service areas described in Exhibit A.

Section 3. After duly advertised public hearing, this Board has received written objections, if any, and heard testimony from all interested persons and, based on the special benefits to the properties within the districts described in Exhibit A to the accompanying memorandum, hereby determines that the assessments shown on the assessment rolls are in proportion to the special benefits accruing to the respective parcels of real property appearing on said assessment rolls and that the levies of the assessments are needed to fund the cost of providing street lighting services within these districts. Said assessment rolls (a copy of which are made a part hereof by reference) are approved, adopted, and confirmed pursuant to section 18-14(6) of the Code of Miami-Dade County, Florida.

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

Section 5. All assessments shall be payable in accordance with section 18-14(7) of the Code of Miami-Dade County, Florida. As authorized by section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of the various ordinances previously approved by the Board, shall be collected, subject to the provisions of chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. Unless paid when due,

such assessments shall be deemed delinquent and payment thereof may be enforced by means of the procedures provided by the provisions of chapter 197, Florida Statutes, or section 18-14(8) of the Code of Miami-Dade County, Florida.

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

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

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

Section 9. All provisions of this ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon override by this Board.

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

PASSED AND ADOPTED:

Approved by County Attorney as to form and legal sufficiency:

Prepared by:

Ryan Carlin

9943     2.6376     279     5580     \$ 14,717       7467     2.2822     40     4887     \$ 11,153       7467     2.2822     40     4887     \$ 11,153       7467     2.2822     40     4887     \$ 11,153       7467     2.2822     40     4887     \$ 11,153       7467     2.24638     2.2681     \$ 25,681       2882     1.2048     49     21552     \$ 40,088       1715     2.4639     16     207     \$ 4,945       2883     1.5644     33     26.1     \$ 25,346       2883     1.5644     33     26.1     \$ 4,945       2883     1.5649     33     26.1     \$ 4,945       2883     1.5649     33     26.1     \$ 25,346       2883     1.5649     33     26.1     \$ 4,945       2883     1.4080     33     301     \$ 5,496       2884     1.4080     38     301     \$ 54,963       2874     3.1700     24 <th></th> <th>District</th> <th>District Description</th> <th>FY25 Current Rate</th> <th>FY26 Proposed Rate</th> <th>Number of Folios</th> <th>Number of Units</th> <th>Value</th> <th>Avg Impact Per Household/</th> <th>t Per</th>		District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/	t Per
LO229     Condre Tree Section Three     0.9943     2.6376     279     5558     1.4717       10238     Dadeland Park     1.1467     2.837     4.79     4587     1.1153     5.5681       10238     Dadeland Park     1.4677     2.848     7     1.913     5.5681       10224     Straftin Estations     1.3782     1.8601     279     1.51525     5.5681       10224     Straft Dadeland Park     1.1153     1.6601     279     1.51525     5.2601       10224     Lista Subdivision     1.1832     1.8601     279     2.1552     5.2560       10220     Six Lake Homes Second Addition     0.5873     1.1843     3.2     2.5146     4.0088       10230     Six Lake Homes Second Addition     0.5873     1.1843     3.2     2.5     3.1     4.0088       10240     Six Six Lake Homes Second Addition     0.5873     1.7900     3.8     3.2     3.1     3.1     3.1     3.1     3.1     3.1     3.1     3.1     3.2     3.2     3.2     3.2					•				Folio	
10.237     Cute Country Groves     1.7467     2.2822     40     5487 \$ 11,113       10.238     Kristina Estates     1.1478     1.4578     1.8011     239     5341 \$ 3     21,528       10.223     Kristina Estates     1.1580     1.2467     1.8011     239     21,528 \$ 40,088       10.252     Incompanies     1.1510     1.6011     237     1.1552 \$ 40,088       10.254     Reacon Centre     1.1510     1.1587     1.1584     21,260       10.259     Allson Estates     2.1715     2.4639     16     2007 \$ 3,246       10.287     Country Groves First Addition     2.2551     2.6603     62     3201 \$ 3,234       10.287     Lucial Estates     Lucial Estates     1.2584     2.6603     64     3201 \$ 3,265       10.287     American Homes First Addition     1.2884     2.6603     64     3201 \$ 3,265       10.287     American Homes First Addition     1.2884     2.6603     64     3201 \$ 3,263       10.287     American Homes First Addition     1.2884     2.6603     64		L0166	Bent Tree Section Three	0.9943	2.6376	279	5580	<del>∨</del>	\$	32.86
10.232     Discoverable park     1.4677     1.810     599     5341\$\$     9.939       10.243     Kisthine Setates     1.768     2.4658     77     1.4115     5.2661       10.254     Mischan Setates     1.3882     1.8601     239     2.1525     \$ 40,088       10.254     Mischan Sabrivision     1.1810     1.6601     207     1.5526     \$ 20,586       10.250     Sky Lake Homes Second Addition     0.9878     1.1843     33     2.621     \$ 25,346       10.280     Allason Estates     1.1843     33     2.621     \$ 21,344     1.088     1.089     1.080     \$ 25,346     1.088     1.080     \$ 25,346     1.098     1.099<	_	L0237	Cutler Country Groves	1.7467	2.2822	40	4887	11	\$	65.43
LO243     Kirstine Estates     1.7687     2.4658     77     10415   \$2,661       LO254 Vista Estates     LID24 Vista Subdivision     1.1510     1.8601     207     1.552   \$ 4,088       LO254 Vista Subdivision     1.1510     1.6601     207     1.552   \$ 2,560       LO254 Vista Subdivision     1.1510     1.1697     1.1691     207     1.5361     \$ 2,534       LO280 Allison Estates     1.1087     1.1843     2.653     1.601     207     \$ 4,945       LO297 American Homes First Addition     2.5051     2.603     62     8955   \$ 2,382       LO297 American Homes First Addition     1.2883     1.5624     163     10301   \$ 4,945       LO297 American Homes First Addition     1.2883     1.5624     163     1.6002       LO297 American Homes First Addition     1.2883     1.5624     163     1.6002       LO398 Load Leman Homes First Addition     1.2883     1.5624     1.6003     1.6003       LO318 Leman Estates     1.1084     1.4204     1.4004     1.4004     1.5204     1.6003       LO340 Load Leman First Section One	_	L0238	Dadeland Park	1.4677	1.8710	59	5341		\$	36.51
LOSZ     Linewcood Groves     1.1598     1.8601     239     2.1552 \$ 4,0088       10254     Wista Subdivision     1.1510     1.6601     207     1.3550 \$ 2.2660       10264     Beacon Centre     1.0897     1.2048     49     2.0081     \$ 2.2660       10280     Also Lakteone Second Addition     2.3051     2.4134     49     2.0061     \$ 3.04       10287     Coventry Groves First Addition     2.3051     2.6603     62     8955 \$ 2.360     \$ 2.2660       10291     Coventry Groves First Addition     2.3084     2.8673     34     3211 \$ 9.206     1.0597       10237     Coventry Groves First Addition     2.3084     2.8673     34     3211 \$ 9.206     1.0597       10334     Le Mirace     1.2088     1.7500     38     3.011 \$ 9.206     1.0597     4.0598     3.206     3.2530       10335     Le Mirace     1.2089     1.1788     1.4280     3.01     3.206     3.2530       10336     Le Mirace     1.11460     1.1420     4.04     3.05     3.260 </td <th></th> <td>L0243</td> <td>Kristina Estates</td> <td>1.7687</td> <td>2.4658</td> <td>77</td> <td>10415</td> <td>\$</td> <td>\$</td> <td>94.29</td>		L0243	Kristina Estates	1.7687	2.4658	77	10415	\$	\$	94.29
Q254     Vista Subdivision     1.1510     1.6601     207     13550     \$ 25.346       Q264     Beacon Centres     1.087     1.2048     49     21038     \$ 25.346       Q267     Sky Lake Homes Second Addition     0.9878     1.1843     33     2621     \$ 21031       Q287     Allison Estates     2.1715     2.4659     1.6     2021     \$ 3.104       Q287     Allison Estates     2.1715     2.4659     1.6     2021     \$ 495       Q287     Cultier Country Groves First Addition     2.2384     2.8673     34     3211     \$ 2.582       Q297     Femal Subdivision     1.2883     1.7500     38     301     \$ 5.32       Q234     Lago del Mar     1.2883     1.7500     38     301     \$ 5.32       Q355     Corelity     Alle Mar     1.1460     1.4220     44     2377     \$ 5.32       Q354     Lago del Mar     1.1460     1.4220     44     2377     \$ 5.32       Q355     Cordoba Estates     1.1460     1.4	_	L0252	Limewood Groves	1.3982	1.8601	239	21552		\$	41.66
LO264     Beacon Centre     1.0897     1.12048     49     21038     \$ 2.544       10270     Six Lake Homes Scond Addition     0.9378     1.1343     33     2621     \$ 3.104       10280     Alison Estates     2.0051     2.653     1.6     2.007 \$ 4.945     3.104       10291     Cutler Country Groves First Addition     2.2051     2.663     62     8955     \$ 2.3822       10291     American Homes First Addition     1.2883     1.7900     38     3.911     \$ 9.206       10231     Fernal Subdivision     0.9363     1.7900     38     3.901     \$ 5.32       10318     Lemil Subdivision     0.9363     1.7200     38     3.901     \$ 5.32       10318     Lemil Subdivision     0.9363     1.7200     38     3.901     \$ 5.32       10335     Ceral Estates     1.1160     1.4284     1.436     1.530     \$ 1.530       10346     Leivine Frances     1.1160     1.4284     1.436     1.531     \$ 1.530       10340     Leivine Estates <t< td=""><th></th><td>L0254</td><td>Vista Subdivision</td><td>1.1510</td><td>1.6601</td><td>207</td><td>13650</td><td>\$</td><td>\$</td><td>33.57</td></t<>		L0254	Vista Subdivision	1.1510	1.6601	207	13650	\$	\$	33.57
LQ270     Sky Lake Homes Second Addition     0.9878     1.1843     33     2621     \$ 4945       LQ280     Algan Estates     2.1715     2.4653     16     2007     \$ 4945       LQ281     Cuther Country Groves First Addition     2.2784     2.6603     62     8955     \$ 20.06       LQ291     Cuther Country Groves First Addition     1.2883     1.5624     163     10301     \$ 16.002       LQ291     Americal Homes First Addition     1.2883     1.5624     163     10301     \$ 16.002       LQ291     Americal Subdivision     1.2878     2.0557     64     3661     \$ 15.33       LQ34     Le Miraqe     1.378     2.0557     64     36.03     \$ 2.789       LQ34     Le Miraqe     1.378     1.426     1.420     44     2377     \$ 1.233       LQ34     Le Miraqe     1.348     1.426     1.420     44     2377     \$ 1.233       LQ34     Lander Estates Section One     1.1360     1.5079     1.8164     21.231     \$ 1.231       LQ37 <th>_</th> <td>L0264</td> <td>Beacon Centre</td> <td>1.0897</td> <td>1.2048</td> <td>49</td> <td>21038</td> <td>\$</td> <td>\$</td> <td>49.42</td>	_	L0264	Beacon Centre	1.0897	1.2048	49	21038	\$	\$	49.42
(10280)     Allison Estates     2.1715     2.4639     16     2007     4 949       10292     Cunter Country Groves First Addition     2.5051     2.6603     62     8955     \$ 2322       102921     Coventry     2.28873     34     3211     \$ 9.206       102921     American Homes First Addition     1.2883     1.5624     163     1030     \$ 16.092       10318     Lew Inrage     1.2883     1.7500     38     3931     \$ 5.32       10324     Lew Inrage     1.2883     1.7500     38     3091     \$ 5.32       10324     Lead Estates     1.1768     1.4284     149     1925     \$ 5.450       10349     Leenal Estates     1.1768     1.4220     44     2377     \$ 5.450       10349     Leelle Estates     1.1768     1.505     1.646     1.656     \$ 5.45       10340     Fantasa Vole     1.506     1.644     1.75     \$ 5.45       1034     Nazale Homes     1.1784     1.183     1.175     \$ 5.45	_	L0270	Sky Lake Homes Second Addition	0.9878		33	2621	\$	\$	15.60
LOSST     Cutller Country Groves First Addition     2.5051     2.6603     62     8955     \$ 2.3822       LOS91     Country Groves First Addition     1.2884     2.8673     34     3211     \$ 9206       LO297     Fernal Subdivision     1.2884     2.8673     1.87     10300     \$ 5.32       LO310     Fernal Subdivision     1.2878     2.0557     64     366.3     \$ 5.32       L0318     Lead Marcican Homes First Addition     1.5878     2.0557     64     366.3     \$ 5.32       L0335     Cordoba Estates Section One     1.1460     1.4220     44     2377     \$ 2.380       L0345     Leclan Estates     1.1460     1.4220     44     2377     \$ 3.380       L035     Leclan Estates     1.1460     1.4220     44     2377     \$ 3.280       L035     Leclan Estates     1.389     1.6579     1.8184     99     6337     \$ 11,331       L037     Faul Marks     1.380     1.5807     60     3376     \$ 11,331       L034     Resides Secti		L0280	Allison Estates	2.1715	7	16	2007	\$	\$	36.68
LO291     Coventry     2.2884     2.8673     34     3211     \$ 9.006       LO291     American Homes First Addition     0.2883     1.5624     1.63     1.0301     \$ 16.092       LO291     American Homes First Addition     0.9383     1.5624     1.63     \$ 16.092       LO318     Le Miraqe     1.3878     2.0557     64     366.3     \$ 16.532       LO324     Lago del Mar     1.3878     2.0557     64     366.3     \$ 7.530       LO325     Lead del States     1.1768     1.4220     1.49     1.925.5     \$ 5.453       LO329     Leigure Terminals     1.1768     1.4220     44     2377     \$ 3.305       LO320     Leigure Terminals     1.1569     1.6478     1.94     5.126     \$ 3.305       LO320     Leigure Terminals     1.1589     1.666     1.84     5.127     \$ 1.153       LO321     Leigure Terminals     1.1589     1.666     1.84     5.127     \$ 1.153       LO322     Leigure Estates     1.1580     1.287 <td< td=""><th></th><td>L0287</td><td>Cutler Country Groves First Addition</td><td>2.5051</td><td>2.6603</td><td>62</td><td>8955</td><td>\$</td><td>\$</td><td>22.41</td></td<>		L0287	Cutler Country Groves First Addition	2.5051	2.6603	62	8955	\$	\$	22.41
LOSDY     American Homes First Addition     1.2883     1.5624     163     10300     \$ 16,092       LOSJO     Fernal Subdivision     1.2878     1.7900     38     3091     \$ 5.23       LOSJA     Le Miracian     1.5878     2.7886     731     1.9295     \$ 54,563       LOSJA     Le Miracian     1.1768     1.4284     149     19526     \$ 27,890       LOSJA     League Gel Mar     1.1768     1.4280     1.44     25.77     \$ 27,890       LOSAS     Cenal Estates Section One     1.1460     1.4220     44     510.26     \$ 27,890       LOSAS     Paul Marks     Leileur Ferminals     1.579     1.8184     99     6252     \$ 12,313       LOSAS     Fantasy One     Leileur Ferminals     1.579     1.8184     99     6327     \$ 1,313       LOSAS     Fantasy One     Leileur Ferminals     1.157     3.157     \$ 1,313     \$ 1,444       LOSAS     Fantasy One     Leileur Ferminals     1.158     1.1580     6252     \$ 1,231       LOSAS </td <th></th> <td>L0291</td> <td>Coventry</td> <td>2.2984</td> <td></td> <td>34</td> <td>3211</td> <td></td> <td>\$</td> <td>53.73</td>		L0291	Coventry	2.2984		34	3211		\$	53.73
LO310     Fernal Subdivision     0.9363     1.7900     38     3091     \$ 5,532       L0318     Le Mirage     1.5878     2.0557     64     363 \$ 5 5,33       L0318     Le Jano del Mirage     1.3878     2.0557     64     363 \$ 7,33       L0324     Lagod del Marge     1.1768     1.4284     1.49     1.9265     \$ 27,890       L0335     Cenda Estates Section One     1.1460     1.4284     1.49     1.9265     \$ 27,890       L0362     Le Jaul Marks     Logal Marks     1.5029     1.6478     1.84     51026     \$ 27,890       L0370     Fantasy One     1.5079     1.8184     99     6.282     \$ 11,533       L0376     Le Chelle Estates Section One     1.5079     1.8184     99     6.284     \$ 11,533       L0376     Le Chelle Estates Section One     1.2878     1.597     3.4     1.15.23     1.15.23       L0384     Natalle Homes     1.2878     1.597     2.4     2.54     5.457       L0400     Reselle Equestrian Center     1.1993		L0297	American Homes First Addition	1.2883		163	10300	\$	\$	17.32
LO318     Le Mirage     1.5878     2.0557     64     3663     \$ 7,530       L0324     Lago del Mar     2.304     2.8486     731     19295     \$ 54,63       L0346     Lago del Mar     1.304     1.420     44     2377     \$ 54,89       L0346     Cordoba Estates Section One     1.1460     1.4220     44     2377     \$ 3,054       L0352     Paul Marks     0.3859     0.6478     184     51026     \$ 33,054       L0362     Paul Marks     1.5079     1.8184     99     6327     \$ 11,523       L0376     Le Chelle Estates     2.6374     3.1709     24     2644     \$ 11,523       L0376     Le Chelle Estates     2.6374     3.1805     3.1805     \$ 11,523     11,523       L0376     Loan Marialle Homes     1.7184     3.1825     3.1825     \$ 1,475     \$ 1,475       L0403     Roesder Grove Section One     1.7184     3.1825     3.4     17,15     \$ 5,457       L0416     Kessler Grove Section Two     1.1893     1.406	N	L0310	Fernal Subdivision	0.9363		38	3091		\$	69.44
L0324     Lago del Mar     L0324     L3926     731     19295     \$ 54,963       L0335     Cenal Estates     1.1768     1.4220     1.4220     1.9526     \$ 27,890       L0346     Leicher Estates     1.1460     1.4220     1.442     1.577     \$ 3,380       L0362     Paul Marks     1.5929     1.9666     150     6252     \$ 12,313       L0370     Fantasy One     1.5079     1.8184     99     6337     \$ 11,523       L0370     Fantasy One     1.5079     1.8184     99     6337     \$ 11,523       L0370     Le Chelle Estates     2.6374     3.1700     24     664     \$ 8,444       L038     Monasterio Estates Section One     1.578     1.5577     60     3350     \$ 5,328       L040     Renegade Point Subdivision     0.2860     0.5448     3 564     \$ 5,057       L041     Kessler Grove Section Two     1.2602     1.2035     2 534     \$ 1,1426       L043     Start International Subdivision     0.9317     0.9880     1 1,226 <th>ĪD</th> <td>L0318</td> <td>Le Mirage</td> <td>1.5878</td> <td></td> <td>64</td> <td>3663</td> <td></td> <td>\$</td> <td>26.78</td>	ĪD	L0318	Le Mirage	1.5878		64	3663		\$	26.78
L0335     Cenal Estates     1.1768     1.4284     1.950     \$ 27,890       L0346     Cordoba Estates Section One     1.1460     1.4220     44     2377     \$ 3,054       L03649     Ledroba Estates Section One     1.3629     1.66478     184     51026     \$ 13,054       L0370     Fantasy One     1.5079     1.8184     99     6327     \$ 11,523       L0370     Fantasy One     2.6374     3.1700     24     2664     \$ 8,444       L0370     Le Chelle Estates     1.7184     3.1700     24     2664     \$ 8,444       L0383     Monasterio Estates     1.2679     1.597     60     3326     \$ 5,27       L0409     Renegade Point Subdivision     1.1893     1.557     60     3247     \$ 5,057       L0400     Renegade Point Subdivision     1.1893     1.4062     20.395     22.344     \$ 5,040       L0410     Kessler Grove Section One     1.1893     1.4062     20.395     22.344     \$ 5,040       L0430     Stuart International Studivision     0.		L0324	Lago del Mar	2.3014		731	19295	Δ)	\$	14.44
L0346     Cordoba Estates Section One     1.1460     1.4220     44     2377     \$ 3,380       L0349     Lejeune Terminals     0.3859     0.6478     184     51026     \$ 33.054       L0350     Paul Marks     1.5929     1.5966     150     6523     \$ 11,523       L0370     Fantasy Chelle Estates     2.6374     3.1700     24     2643     \$ 11,523       L0376     Le Chelle Estates     2.6374     3.1700     24     2643     \$ 11,523       L0376     Le Chelle Estates     2.6374     3.1825     34     1715     \$ 5,457       L0383     Monasterio Estates Section One     1.2878     1.5907     60     3350     \$ 5,328       L0400     Renegade Point Subdivision     1.1993     1.5577     60     3350     \$ 1,426       L0412     The Mansions at Suricet Second Addition     1.602     2.0395     22     2347     \$ 1,426       L0442     The Mansions at Suricet Second Addition     1.602     2.0395     22     234     1,176       L0445     West		L0335	Cenal Estates	1.1768		149	19526	27 \$	\$	32.97
Lejeune Terminals     0.3859     0.6478     184     51026     \$ 33,054       Paul Marks     Paul Marks     1.5529     1.9596     150     6252     \$ 12,313       Fantasy One     1.5079     1.8184     99     6337     \$ 11,523       Ie Chelle Estates     2.6374     3.1700     24     664     \$ 8,444       Monasterio Estates Section One     1.2878     1.5577     60     3264     \$ 5,528       Natalle Homes     1.2878     1.5577     60     3247     \$ 5,057       Renegade Point Subdivision     1.1993     1.5577     60     3247     \$ 5,057       Ressler Grove Section One     1.1983     1.4062     95     8126     \$ 11,426       Kessler Grove Section One     1.1983     1.4062     95     8126     \$ 1,426       Kessler Grove Section Two     1.2240     1.520     8     6889     \$ 10,471       Kessler Grove Section Two     1.2240     1.223     7     4603     \$ 1,889       Kessler Grove Section Two     1.2240     1.2263     5 1,8		L0346	Cordoba Estates Section One	1.1460	1.4220	44	2377		\$	14.91
Paul Marks     Paul Marks     1.5929     1.9696     150     6252 \$     12,313       Fantasy One     1.5779     1.8184     99     6337 \$     11,523       Le Chelle Estates     1.2874     3.1370     24     264 \$     8,474       Monasterio Estates Section One     1.2878     1.5577     60     3350 \$     5,328       Reasler Homes     1.1893     1.5577     60     3347 \$     5,057       Renaide Homes     1.1893     1.5577     60     3347 \$     5,057       Reside Guestrian Center     0.2860     0.5448     3     81 \$     479       Kessler Grove Section One     1.1983     1.4062     95     8126 \$     11,426       Kessler Grove Section Two     1.2240     1.5200     86     6889 \$     10,471       Stuart International Subdivision     1.2240     1.2533     7     4603 \$     5,640       Wessler Grove Section Two     0.9864     1.2253     7     4603 \$     8831 \$     1,889       Transal Corporate Park     0.8864     1.2253	_	L0349	Lejeune Terminals	0.3859	0.6478	184	51026	<del>\$</del>	\$	74.34
Fantasy One     1.5079     1.8184     99     6337     \$ 11,523       Le Chelle Estates     2.6374     3.1700     24     2664     \$ 8,444       Monasterio Estates Section One     1.7184     3.1825     34     1715     \$ 5,457       Natalie Homes     1.2878     1.597     60     3350     \$ 5,457       Renegade Point Subdivision     0.078     0.5448     3     81     \$ 475       Kessler Grove Section Two     1.6602     2.0395     22     2534     \$ 1,471       Kessler Grove Section Two     0.2317     0.9800     1     1.701     \$ 1,471       Kessler Grove Section Two     0.2317     0.9800     1     1.201     \$ 1,471       Kessler Grove Section Two     0.2317     0.9800     1     1.201     \$ 1,776       Stuart International Subdivision     0.8864     1.2253     7     4603     \$ 1,776       Westpointe Business Park     1.1629     1.3313     60     8931     \$ 1,78       Gran Central     2.2031     2.2408     5     \$ 979 <th>_</th> <td>L0362</td> <td>Paul Marks</td> <td>1.5929</td> <td></td> <td>150</td> <td>6252</td> <td><del>\$</del></td> <td>\$</td> <td>15.70</td>	_	L0362	Paul Marks	1.5929		150	6252	<del>\$</del>	\$	15.70
Le Chelle Estates     2.6374     3.1700     24     2664     \$ 8,444       Monasterio Estates Section One     1.7184     3.1825     34     1715     \$ 5,457       Natalie Homes     1.2878     1.5907     60     3350     \$ 5,328     \$ 5,328       Renegade Point Subdivision     0.2860     0.5448     3     881     \$ 479     \$ 5,057       Doral Equestrian Center     0.2860     0.5448     3     881     \$ 479     \$ 5,057       Ressler Grove Section One     1.1983     1.4062     95     8126     \$ 11,426       The Mansions at Sunset Section Two     1.2240     1.5200     86     6889     \$ 10,471       Kessler Grove Section Two     0.9317     0.9800     1     1.01     \$ 1,776       Stuart International Subdivision     0.9317     0.9800     1     1.201     \$ 1,776       Westpointe Business Park     0.8864     1.2253     7     4603     \$ 89,48       Gran Central     2.2031     2.2408     5     89,48     1,176       Gran Central		L0370	Fantasy One	1.5079		66	6337		\$	19.88
Monasterio Estates Section One     1.7184     3.1825     34     1715     \$ 5,457       Natalie Homes     1.2878     1.5907     60     3350     \$ 5,328     5,328       Renegade Point Subdivision     1.1993     1.5577     60     3247     \$ 5,057     5,057       Doral Equestrian Center     0.2860     0.548     3     881     \$ 479     5,057       Kessler Grove Section One     1.1983     1.4062     2.0395     22     2534     \$ 11,426       The Mansions at Sunset Section Two     1.6602     2.0395     22     2534     \$ 1,471       Kessler Grove Section Two     1.2240     1.5200     86     6889     \$ 1,471       Stuart International Subdivision     0.9800     1.5200     1     4603     \$ 1,776       Transal Corporate Park     0.9864     1.2253     7     4603     \$ 1,776       Westpointe Business Park     1.1629     1.3313     60     8931     \$ 1,789       Gran Central     2.2031     2.2408     53     \$ 948     \$ 978 <td< td=""><th></th><td>L0376</td><td>Le Chelle Estates</td><td>2.6374</td><td>3.1700</td><td>24</td><td>2664</td><td>\$</td><td>\$</td><td>59.12</td></td<>		L0376	Le Chelle Estates	2.6374	3.1700	24	2664	\$	\$	59.12
Natalie Homes     1.2878     1.5907     60     3350     \$ 5,328       Renegade Point Subdivision     1.1993     1.5577     60     3247     \$ 5,057       Doral Equestrian Center     0.2860     0.5448     3     881     \$ 479       Kessler Grove Section One     1.1983     1.4062     95     8126     \$ 11,426       The Mansions at Sunset Second Addition     1.6602     2.0395     22     2534     \$ 10,471       Kessler Grove Section Two     1.2240     1.5200     86     6889     \$ 10,471       Stuart International Subdivision     0.9317     0.9800     1     1201     \$ 1,176       Transal Corporate Park     0.8864     1.2253     7     4603     \$ 5,640       Westpointe Business Park     2.2031     2.2408     53     89,948       Gran Central     2.2031     2.2408     53     89,948       Cordoba Estates Section Four     0.8220     1.0987     7     591     \$ 1,157       Palmas del Bosque First Addition     1.3458     2.0125     1.5577     1.292		L0383	Monasterio Estates Section One	1.7184	3.1825	34	1715	\$	\$	73.85
Renegade Point Subdivision     1.1993     1.5577     60     3247 \$ 5,057       Doral Equestrian Center     0.2860     0.5448     3     881 \$ 479       Kessler Grove Section One     1.1983     1.4062     95     8126 \$ 11,426       The Mansions at Sunset Second Addition     1.6602     2.0395     22     2534 \$ 5,168       Kessler Grove Section Two     1.2240     1.5200     86     6889 \$ 10,471       Stuart International Subdivision     0.9317     0.9800     1     1201 \$ 1,76       Transal Corporate Park     0.8864     1.2253     7     4603 \$ 5,640       Westpointe Business Park     1.1629     1.3313     60     8931 \$ 11,889       Gran Central     2.2031     2.2408     53     39695 \$ 89,948       Cordoba Estates Section Four     0.8220     1.0082     16     972 \$ 979       Palmas del Bosque First Addition     1.3458     2.0125     1     1,157       Viscaya Villas     1     1     1,292     1,157		L0384	Natalie Homes	1.2878	1.5907	90	3350	<del>\</del>	\$	16.91
Doral Equestrian Center     0.2860     0.5448     3     881     \$ 479       Kessler Grove Section One     1.1983     1.4062     95     8126     \$ 11,426       The Mansions at Sunset Second Addition     1.6602     2.0395     22     2534     \$ 1,1426       Kessler Grove Section Two     1.2240     1.5200     86     6889     \$ 10,471       Stuart International Subdivision     0.9317     0.9800     1     1201     \$ 1,176       Transal Corporate Park     0.8864     1.2253     7     4603     \$ 5,640       Westpointe Business Park     0.8864     1.3313     60     8931     \$ 11,889       Gran Central     2.2031     2.2408     53     39695     \$ 88,948       Cordoba Estates Section Four     0.8220     1.0082     7     591     \$ 1,157       Palmas del Bosque First Addition     1.3458     2.0125     1     5     1,157       Viscaya Villas     1.3458     2.0125     1     6     6     7     6	<u>ı</u>	L0400	Renegade Point Subdivision	1.1993	1.5577	9	3247	5,	8	19.40
Kessler Grove Section One     1.1983     1.4062     5.0395     8126     \$ 11,426       The Mansions at Sunset Second Addition     1.6602     2.0395     22     2534     \$ 5,168       Kessler Grove Section Two     1.2240     1.5200     86     6889     \$ 10,471       Stuart International Subdivision     0.9317     0.9800     1     1201     \$ 1,176       Transal Corporate Park     0.8864     1.2253     7     4603     \$ 5,640       Westpointe Business Park     1.1629     1.3313     60     8931     \$ 11,889       Gran Central     2.2031     2.2408     53     39695     \$ 88,948       Cordoba Estates Section Four     0.8220     1.0082     16     972     \$ 979       Palmas del Bosque First Addition     1.3790     1.9577     7     591     \$ 1,292       Viscaya Villas     1.3458     2.0125     1     642     \$ 1,292	<u></u> 1	L0403	Doral Equestrian Center	0.2860	0.5448	3	881		8	76.00
The Mansions at Sunset Second Addition     1.6602     2.0395     22     2534     \$ 5,168       Kessler Grove Section Two     1.2240     1.5200     86     6889     \$ 10,471       Stuart International Subdivision     0.9317     0.9800     1     1201     \$ 1,176       Transal Corporate Park     0.8864     1.2253     7     4603     \$ 5,640       Westpointe Business Park     1.1629     1.3313     60     8931     \$ 11,889       Gran Central     2.2031     2.2408     53     39695     \$ 88,948       Cordoba Estates Section Four     0.8220     1.0082     16     972     \$ 979       Palmas del Bosque First Addition     1.3790     1.9577     7     591     \$ 1,157       Viscaya Villas     1.3458     2.0125     1     642     \$ 1,292	<u></u> 1	L0416	Kessler Grove Section One	1.1983	1.4062	95	8126	<del>∨</del>	8	17.78
Kessler Grove Section Two     1.2240     1.5200     86     6889     \$ 10,471       Stuart International Subdivision     0.9317     0.9800     1     1201     \$ 1,176       Transal Corporate Park     0.8864     1.2253     7     4603     \$ 5,640       Westpointe Business Park     1.1629     1.3313     60     8931     \$ 11,889       Gran Central     2.2031     2.2408     53     39695     \$ 88,948       Cordoba Estates Section Four     0.8220     1.0082     16     972     979       Palmas del Bosque First Addition     1.3790     1.9577     7     591     \$ 1,157       Viscaya Villas     1.3458     2.0125     1     642     \$ 1,292		L0422	The Mansions at Sunset Second Addition	1.6602	2.0395	22	2534		8	43.69
Stuart International Subdivision     0.9317     0.9800     1     1201     \$     1,176       Transal Corporate Park     0.8864     1.2253     7     4603     \$     5,640     \$       Westpointe Business Park     1.1629     1.3313     60     8931     \$     11,889     \$       Gran Central     2.2031     2.2408     53     39695     \$     88,948     \$       Cordoba Estates Section Four     0.8220     1.0082     1     972     \$     979     \$       Palmas del Bosque First Addition     1.3790     1.9577     7     591     \$     1,292       Viscaya Villas     1.3458     2.0125     1     642     \$     1,292	_	L0430	Kessler Grove Section Two	1.2240	1.5200	86	6889	\$	\$	23.71
Transal Corporate Park   0.8864   1.2553   7   4603   \$ 5,640     Westpointe Business Park   1.1629   1.3313   60   8931   11,889   11,889     Gran Central   2.2031   2.2408   53   39695   \$ 88,948   88,948     Cordoba Estates Section Four   0.8220   1.0082   16   972   \$ 979     Palmas del Bosque First Addition   1.3790   1.9577   7   591   \$ 1,157     Viscaya Villas   2.0125   1   642   \$ 1,292	_	L0434	Stuart International Subdivision	0.9317	0.9800	1	1201		\$	58.01
Westpointe Business Park     1.1629     1.3313     60     8931     \$ 11,889       Gran Central     2.2031     2.2408     53     39695     \$ 88,948       Cordoba Estates Section Four     0.8220     1.0082     16     972     979       Palmas del Bosque First Addition     1.3790     1.9577     7     591     \$ 1,157       Viscaya Villas     1.3458     2.0125     1     642     \$ 1,292		L0446		0.8864	1.2253	7	4603	<del>\</del>	\$	438.93
Gran Central     2.2031     2.2408     53     39695     \$ 88,948       Cordoba Estates Section Four     0.8220     1.0082     16     972     979       Palmas del Bosque First Addition     1.3790     1.9577     7     591     \$ 1,157       Viscaya Villas     1.3458     2.0125     1     642     \$ 1,292		L0447	Westpointe Business Park	1.1629		9	8931	<del>\</del>	8	20.41
Cordoba Estates Section Four     0.8220     1.0082     16     972     \$       Palmas del Bosque First Addition     1.3790     1.9577     7     591     \$     1,       Viscaya Villas     1.3458     2.0125     1     642     \$     1,	<u>ı</u>	L0486	Gran Central	2.2031	2.2408	53	39695	\$	8	28.23
Palmas del Bosque First Addition   1.3790   1.9577   7   591 \$ 1,		L0492	Cordoba Estates Section Four	0.8220	1.0082	16	972		₩	11.31
Viscaya Villas   1.3458   2.0125   1 642   \$ 1,	<u>ı</u>	L0495	Palmas del Bosque First Addition	1.3790	1.9577	7	591	1,	<del>8</del>	48.86
		L0520	Viscaya Villas	1.3458	2.0125	1	642	1,	\$	428.03

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District	ict District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio
L0521	Anabah Gardens	0.8052	1.0344	1	349	\$ 361	\$ 80.00
L0539	Heavenly Estates	2.9392	3.5281	9	871	\$ 3,072	\$ 85.49
L0549	Bent Tree Commercial Park	4.0163	5.9342	27	775	\$ 4,599	\$ 55.05
L0556		0.4797	0.5706	100	14633	\$ 8,349	
L0561	San Marino Estates	2.2397	2.4398	21	1444	\$ 3,523	\$ 13.76
L0562	Old Cutler Forest	2.6138	3.1347	6	1388		\$ 80.33
L0569	Mito Estates	2.4541	3.1114	11	1319	\$	
L0585	Doral International Park	0.7201	0.9613	9	1472	\$ 1,415	\$ 59.18
L0613	Sunset Apartments	0.7805	1.0453	239	14889	\$ 15,563	\$ 16.50
L0623		2.2780	2.4113	1	1860		\$ 247.94
L0625	San Denis San Pedro Estates	2.7124	3.7919	88	5405	\$ 20,495	\$ 66.30
L0626	Dadesky Subdivision	2.4403	2.9985	15	1949	\$ 5,844	\$ 72.53
L0632	Daily Subdivision	1.0872	1.6560	30	654	\$ 1,083	\$ 12.40
<b>2</b> € 10636	CLC Subdivision	1.1091	1.4293	1	066	\$ 1,415	\$ 317.00
<b>T</b> L0643		0.9176	1.1774	4	1274	\$ 1,500	\$ 82.74
<b>O</b> L0651	Doral Terrace	3.1327	3.6016	1	1840	\$ 6,626	\$ 862.77
<b>6</b> (10659	Pine Needles East Section Five	0.5844	0.9403	20	1759	\$ 1,653	\$ 31.30
<b>C</b> L0665	Transal Service Park	0.0058	0.1891	3	2052	\$ 388	\$ 125.37
F0669	FC Subdivision	0.7877	1.2856	228	12588	\$ 16,183	\$ 27.49
L0671	The Mansions at Sunset Second Addition	1.1776	1.4733	57	9282		\$ 51.46
L0683	Digna Gas Station	1.9603	3.4839	1	403	\$ 1,404	9
L0692	Chana Rose Estates	1.2003	2.0073	9	684	\$ 1,372	\$ 92.00
L0705	Genstar	2.0969	2.5077	1	908	\$ 2,	\$ 373.00
L0708	SAB Subdivision	1.2909	1.5273	1	330	\$ 504	\$ 78.01
L0710	AV Subdivision	0.7692	1.1731	4	208		
L0734	Breckenridge Estates	1.4920	1.6015	12	1360	<del>∨</del>	
L0742	Kendall Home Depot	0.8635	1.0273	3	879	\$ 902	\$ 47.99
L0743	Aladdin Subdivision	4.9544	6.4025	4	241	\$ 1,543	\$ 87.25
L0768	Potamkin Subdivision	2.3399	2.4013	1	456	\$ 1,094	\$ 28.00
L0770	Kendall Hammocks	5.0039	6.3294	1	255	1,	338
L0772	Ram Commercial Tract	1.1624	1.2066	1	271	\$ 326	\$ 11.98
L0773	Lakes by the Bay Section Fourteen	2.0640	2.3739	107	7488	\$ 17,775	\$ 21.69
L0774	Kendalland	1.8314	2.5060	410	17266	\$ 43,268	\$ 32.34
L0787		1.1638	1.7684	173	3636	\$	\$ 12.71
L0794	Old Cutler Apartments	2.3617	2.6022	1	915	\$ 2,381	\$ 220.05
L0803		2.7834	3.2063	89	4800	\$ 15,390	\$ 29.85

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio	t Per
L0804	Kendaland Center	2.5424	3.0518	1	206	\$ 2,767	\$	462.02
9080T	Mirana Industrial Park	1.3282	1.8662	52	1039	\$ 1,938	\$	21.50
8080T	Grand Lakes	1.9059	2.5774	784	33017	\$ 85,098		28.23
6080T	Plaza del Paraiso	1.3614	1.4045	2	1115	\$ 1,566	\$	24.03
L0810	Redland's Cove	1.3135	1.8973	42	6147	1	\$	85.44
L0812	ASA Subdivision	1.9330	2.7507	3	702	\$ 1,930		191.34
L0821	Alturas de Buena Vista	0.6346	1.0128	9	312		\$	19.67
L0842	Coral West Homes	2.3963	3.1680	9	482	\$ 1,526		62.00
L0846	Mother of Christ	0.5840	0.9471	1	1173	\$ 1,110	4.	425.92
L0852	Kendall Town Center	1.6338	2.0141	17	15714	\$ 31,649		351.53
L0858	Hainlin Reef North	1.7356	3.2239	10	1282			190.80
L0864	Tuscany Place	0.8020	1.3820	4	2874	\$ 3,971		416.73
L0867	Isabella Estates	1.7449	2.4674	5	414	\$ 1,021		59.79
L0870	Cudimar at Black Point Marina	1.7030	2.2171	249	16031	\$ 35,542		33.10
L0873	V & Q Holdings Subdivision	1.0994	1.1750	1	543	\$ 638		41.06
L0875	Florencia Estates	2.4881	3.4554	34	2475	8		70.41
L0888	Martex Business Center and First Addition	1.1175	1.5364	37	2127	\$ 3,267		24.08
L0891	Countryside and First Addition	1.4581	1.8997	170	14294	\$ 27,154	\$	37.13
L0897	South Gate Subdivision	1.7626	2.2336	34	2350	\$ 5,248		32.55
8680T	Sabrina Twinhomes Subdivision	2.3296	2.8352	30	1335	\$ 3,784		22.50
L0902	Fava Estates	2.2698	3.1056	6	1023	\$ 3,177	\$	95.00
L0913	King's Homes	1.3914	1.8138	18	1418	\$ 2,571		33.28
L0925	Keystone	1.2083	1.5244	116	6504	\$ 9,914		17.72
L0926	Divine Savior	1.9667	3.3173	1	750	\$ 2,487	1,0	,012.95
L0942	Summerville and First Addition Subdivisions	1.3906	2.5611	270	24529	\$ 62,821	\$ 10	106.34
L0952	Jacqueline Gardens	1.5956	3.4889	12	066	\$ 3,454	\$ 10	100.08
9960T	Leti Subdivision	0.1712	1.3553	17	1168	\$ 1,582		81.36
L0967	CMGD Subdivision	3.8696	4.6763	9	414		\$	55.66
L0968	Belen Estates	2.5996	3.2262	14	666	\$ 3,222	\$	44.71
L0979	La Costa at Old Cutler Section Two	0.9016	1.1750	20	2429	\$ 2,854	\$	33.20
T0980	Silver Palm Plantation	2.4461	2.9079	20	260	\$ 2,210	₩	17.55
L0983	JC Kern Estates	2.1710	2.7437	59	4393	\$ 12,053	<b>.</b>	42.64
L0987	Elise Estates	1.3102	2.7375	59	4487	\$ 12,283	\$ 10	108.55
6860T	South Allapattah Center	2.3662	2.6904	5	1027	\$ 2,763	₩.	92.78
9660T	Shops at Tuscany	2.1214	3.4934	1	906	\$ 3,165	\$ 1,2	,243.03
86607	Soto Mansions	0.4124	0.7906	40	3395	\$ 2,684	\$	32.10

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio
.1000	Villa Capri	2.4035	2.5751	3	3643	\$ 9,381	\$ 208.38
.1024	Old Country Road Estates	0.9330		14	1418		
.1030	Jarguti Subdivision	3.0793	3.8092	16	1022		\$ 46.62
.1047	Rivendell	1.4407	1.9217	80	5403	\$ 10,382	\$ 32.49
.1050	Tallahassee Gardens First Addition	0.3668	0.7888	30	2500	\$ 1,971	\$ 35.16
.1052	Oak Lane	2.5817	3.1106	38	1040	\$ 3,235	\$ 14.47
.1056	Cutler Bay Palms	2.5867	3.0549	104	5941	\$ 18,149	\$ 26.74
.1063	Vitran Homes at Morningside & Homes at Morningsi	1.2465	1.7234	64	4204	\$ 7,245	\$ 17.29
-1067	Melgor Estates	2.8218		11	1436		
-1077	California Club Estates	1.4802	1.7932	14	1035	\$ 1,855	\$ 23.14
-1078	Hammock Plaza	3.0595	3.7857	1	336	\$ 1,271	\$ 244.01
-1079	Nava Subdivision	0.6676	2.5655	67	355	\$ 911	\$ 10.06
-1082	Rieumont Estates	1.8355	2.2842	50	2790	\$ 6,372	\$ 25.04
-1086	Silver Palm East and Silver Palm West	1.8521	2.4220	1689	61342	\$ 148,570	\$ 18.12
-1113	Alexandria Estates	1.2080	1.5413	45	3183	\$ 4,905	\$ 23.57
.1115	Cutler Country Estates	1.2894	1.6016	12	1496	\$ 2,395	\$ 38.92
-1125	BBE Subdivision	1.2156	1.7900	50	3391	\$ 6,069	\$ 38.96
.1129	Terry Enterprise	7.0532	10.6489	3	188	\$ 2,001	\$ 225.33
.1133	Zumma Subdivision	1.9966		9	297	\$ 777	\$ 30.67
.1139	Rivendell East	1.5059	1.9320	40	2560	\$ 4,945	\$ 27.27
.1155	A.S.A. Subdivision 1st Addition	0.8497	1.0237	1	845	\$ 865	\$ 147.03
-1197	London Square	2.8957	2.9276	5	2444	\$ 7,155	\$ 15.59
-1205	Coral Town Park	7.9146	8.8011	8	1312	\$ 11,547	\$ 145.39
_1209	Shops at 107	1.5624	1.7188	1	537	\$ 922	\$ 83.99
_1230	Sunset Square	2.2388	2.6706	3	1005	\$ 2,683	\$ 144.65
.1246	Sunrise Commons	1.0391		1	999		
.1271	Veranda Subdivision	6.4022		3	2618	\$ 19,564	\$ 934.36
-1276	Riviera Preparatory School	2.1454	3.7342	1	1554	\$ 5,802	\$ 2,469.00
-1278	Jackson South Community Hospital	1.2060	1.2720	1	2621	\$ 3,333	\$ 172.98
-1280	Woodside Oaks	9.9774	11.1983	2	928	\$ 10,392	\$ 566.50
.1281	La Joya Apartments	4.5414	4.9349	1	1136	\$ 5,606	\$ 447.02
.1285	Rita Garden	0.9188		1	480	\$ 579	\$ 138.00
.1290	Doral Public Works Facility	1.7835	2.2656	1	753	\$ 1,705	\$ 363.02
.1293	Hampton Apartments	4.3574	5.7603	1	896	\$ 5,575	\$ 1,358.01
-1316	Coral Reef Commons	0.7294		15	8160		
1318	Keys Crossing Apartments	3.2149	3.4021	1	1154	\$ 3,926	\$ 216.03

## Proposed Fiscal Year 2025-26 Special Taxing Districts Rates (Assessments based on front footage)

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio	e.
L1330	-1330 Avanti 10 Subdivision	2.9698	3.7979	10	699	\$	\$	90
L1337	Deering Groves Plat	0.7280		1	1842	\$ 1,916	\$ 575.07	07
L1329	Bonita Grand Estates South II	0.9104	1.3149	34	\$   14889		\$	90
L1406	L1406   Silver Palms Midtown	4.2661		43	0867		<del>\$</del>	32