

Memorandum



Date: (Public Hearing: 7-1-25)
June 3, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

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

Agenda Item No. 5(N)

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.

Recommendation

It is recommended that the Board approve the attached Ordinance pertaining to the proposed FY 2025-26 assessment rates for newly active street lighting special taxing districts (districts) listed in Exhibit A, attached hereto. The 23 newly active districts are being assessed for the first time and approval of this Ordinance is required to begin providing the services previously approved by the Board for those districts. All lots and parcels within the districts are unique due to their geographical boundaries, affected property owners, and level of service. The Parks, Recreation and Open Spaces Department (PROS) has determined, and I concur, that the services provided by these Special Taxing Districts will offer special benefits to properties within each district, exceeding the amount of special assessments to be levied.

These proposed new rates will provide funding to cover expenses for utilities, landscape services, administrative and operational costs. 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 newly active street lighting districts within District 6 represented by Commissioner Natalie Milian Orbis, District 7 represented by Commissioner Raquel A. Regalado, District 8 represented by Commissioner Danielle Cohen Higgins, District 9 represented by Vice Chairman Kionne L. McGhee, District 11 represented by Commissioner Roberto J. Gonzalez, and District 12 represented by Commissioner Juan Carlos Bermudez.

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 23 districts is \$30,744 (Exhibit A). These newly active Districts are composed of 1,322 folios. These funds will accrue from the special assessments paid by the property owners of folios within the active

Special Taxing Districts. As per section 1.01A(11) of the Miami-Dade County's Charter, expenses accrued for Special Taxing Districts on a yearly basis must be paid on 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 provide the level of service required by ordinance.

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

Once these new districts are activated, the County will be 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 relocations; square-footage basis for multipurpose maintenance services; and front-footage basis for street lighting services and gas pipeline services.

Special Taxing Districts are petitioned for and voted on by the homeowners within the area or created by developers at the inception of a development project. These services are beyond those traditionally provided by County government and are billed to property owners as non-ad valorem assessments included in their annual property tax bill.

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 notice 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 new rates 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 will reach out to impacted districts with organized associations to arrange for meetings with residents.

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 review of these proposed new rates calculations were found to be accurate. 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: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(N)

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 ____, majority plus one ____, 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) ____, 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(N)
7-1-25

ORDINANCE NO. _____

ORDINANCE APPROVING, ADOPTING AND RATIFYING
NON-AD VALOREM ASSESSMENT ROLLS, RATES AND
ASSESSMENTS FOR CERTAIN NEWLY ACTIVE 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, but not limited to, street lighting, security guard, multipurpose maintenance, and capital improvement/road maintenance. Legal descriptions of such areas to the assessments, units of measurement, and the amount of the assessment are attached 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.

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

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (New Street Lighting Districts Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio
L1346	Century Park Place	0.0000	0.6648	131	954	\$ 634	\$ 4.84
L0717	DCP Subdivision First Addition	0.0000	1.1675	68	670	\$ 781	\$ 11.50
L1411	Bowtie Subdivision	0.0000	1.4838	150	1269	\$ 1,882	\$ 12.55
L1445	Siena North	0.0000	1.3938	125	1620	\$ 2,257	\$ 18.06
L1392	Tropical Breeze Townhouses	0.0000	2.1314	42	489	\$ 1,041	\$ 24.81
L1415	Enclave South Development	0.0000	6.2010	325	1336	\$ 8,282	\$ 25.49
L1423	Las Palmas II and III	0.0000	0.2297	18	2900	\$ 666	\$ 37.01
L1402	Black Creek	0.0000	1.0831	219	8779	\$ 9,508	\$ 43.42
L1432	Covadonga	0.0000	0.8492	10	524	\$ 444	\$ 44.50
L1407	Grace Homes	0.0000	3.6769	32	429	\$ 1,579	\$ 49.34
L1080	South Indian Subdivision	0.0000	0.5905	16	1404	\$ 829	\$ 51.82
L0433	Tabor	0.0000	0.5654	2	214	\$ 120	\$ 60.50
L1447	Century Group Home Estates	0.0000	1.3388	53	3200	\$ 4,284	\$ 80.83
L1491	Wallace Stevens Subdivision	0.0000	1.3873	84	5555	\$ 7,706	\$ 91.75
L1237	Dav Mer Estates	0.0000	2.6430	23	1482	\$ 3,916	\$ 170.30
L1394	Orion-DNK Commercial	0.0000	0.8112	3	752	\$ 610	\$ 203.34
L1466	Seasons Hospice	0.0000	1.5737	2	502	\$ 789	\$ 395.00
L1400	Palms at Eureka	0.0000	6.1658	12	1206	\$ 7,435	\$ 619.66
L1425	Park Apartments	0.0000	6.0650	1	246	\$ 1,491	\$ 1,491.99
L1399	Woodland Grove Aparments	0.0000	5.7992	2	797	\$ 4,621	\$ 2,310.98
L1439	Madison Point	0.0000	7.2221	2	1454	\$ 10,500	\$ 5,250.47
L1473	Foundry South Dade	0.0000	4.7513	1	2067	\$ 9,820	\$ 9,820.94
L1146	Royal Gate Center	0.0000	16.5693	1	599	\$ 9,925	\$ 9,925.01

MDC009