

# MEMORANDUM

Agenda Item No. 7(E)

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

**DATE:** (Second Reading: 6-2-26)  
April 21, 2026

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

**SUBJECT:** Ordinance amending the  
boundaries of the Ojus Sanitary  
Sewer Special Benefit Area  
(OSSSBA) in Miami-Dade  
County, Florida by adding one  
property; ratifying the non-ad  
valorem assessment roll, rates  
and assessments for the OSSSBA  
for the Fiscal Year commencing  
October 2026 and ending  
September 30, 2027

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The accompanying ordinance was prepared by the Water and Sewer Department and placed on the agenda at the request of Prime Sponsor Commissioner Micky Steinberg.



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Geri Bonzon-Keenan  
County Attorney

GBK/gh

MDC001

# Memorandum



**Date:** June 2, 2026

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

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Ordinance Amending the boundaries of the Ojus Sanitary Sewer Special Benefit Area; Approving, Adopting and Ratifying the Non-Ad Valorem Assessment Roll, Rates and Assessments for Fiscal Year 2026-2027

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## **Executive Summary**

This item seeks approval from the Board of County Commissioners (the Board) to amend the boundaries of Ojus Sanitary Sewer Special Benefit Area (OSSSBA) in Miami-Dade County, Florida by: (1) adding one property; (2) ratifying a new non-ad valorem assessment roll, rates and assessments for the OSSSBA for the fiscal year commencing October 1, 2026 and ending September 30, 2027 and (3) providing severability, exclusion from the code and an effective date.

This Special Benefit Area serves to provide for the expansion of sanitary sewer service to an urban area located entirely within a portion of unincorporated Miami-Dade County in the northeast section of the County. It currently benefits residents and property owners within the geographic boundaries of the OSSSBA, regardless of demographics or income levels. Residents and property owners in the Special Benefit Area continue to demonstrate their desire for sewer services through applications and requests. The Special Benefit Area is for certain non-residential and non-institutional parcels made-up of mixed use, industrial, and residential modified live/work zoned properties that do not have access to the County's sewer system.

The Amendment supports my commitment as well as Miami-Dade Water and Sewer's (WASD's) ongoing efforts to upgrade and modernize the County's water and wastewater infrastructure by replacing aging systems and preparing for future growth and redevelopment. These efforts help ensure the continued delivery of efficient and reliable service to our nearly 3 million residents throughout the County.

## **Recommendation**

It is recommended that the Board approve the attached Ordinance, which (1) amends the folios and parcels which form the OSSSBA, as listed in Exhibits A and B, attached hereto and (2) establishes the FY 2026-2027 assessment rate for the OSSSBA, as listed in the assessment roll in Exhibit C, attached hereto. All lots, parcels and folios which form the OSSSBA are unique due to their geographical boundaries, affected property owners, and level of service. The amendment to update the parcels and associated folios that form the OSSSBA is necessary due to an increase in one folio and property that comprise the OSSSBA. WASD has determined, and I concur, that the services provided by the OSSSBA will offer special benefits to the properties within the OSSSBA exceeding the amount of special assessments to be levied. Therefore, it is hereby recommended that the proposed rates in Exhibit C be approved and adopted.

## **Scope**

The proposed ordinance amends the area that forms the OSSSBA located in Commission District 4, which is represented by Commissioner Micky Steinberg.

**Delegation of Authority**

Upon approval of this item, the Clerk of the Board of County Commissioners is authorized to deliver to the Finance Director a copy of the assessment roll for the parcels and folios forming the OSSSBA as amended by this Ordinance, 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

**Fiscal Impact/Funding Source**

The fiscal impact of this Ordinance is limited to those property owners within the OSSSBA. This ordinance modifies the boundaries of the OSSSBA increasing its area. The total assessment for the special benefit, including required financing charges, is \$21,223,217.00 over 28 years. The annual assessment will be the total assessment, including required financing charges, and 1% for the Tax Collector's Office for the costs of collection, divided by 28 years and the number of parcels. The fiscal impact of this Ordinance is limited to factoring in the newly added parcel into the assessment calculation with an annual assessment of \$0.5656 per square foot of parcel area, as provided in the assessment roll, attached as Exhibit C. The funds will accrue from the special benefit area assessment paid by the property owners of parcels for associated folios within the OSSSBA. Approval of these rates is necessary to ensure that the proposed project is financed.

**Social Equity Statement**

The benefits conferred by the OSSSBA impact residents and property owners within the geographic boundaries of the OSSSBA regardless of demographics or income levels as sewer service. Residents and property owners in the OSSSBA continue to demonstrate their desire for sewer services. The OSSSBA is comprised of certain non-residential and non-institutional parcels made-up of mixed use, industrial, and residential modified live/work zoned properties that do not have access to the County's sewer system.

The special assessment rate levied upon each property within OSSSBA is commensurate to the special benefit property owners will receive from the OSSSBA infrastructure, regardless of their demographics or income level.

**Track Record/Monitor**

WASD's Assistant Director of Planning and Regulatory Compliance, James Ferguson, will be responsible for confirming the boundaries of the OSSSBA and coordinating with the Miami-Dade County Tax Collector's Office to verify the properties that will be subject to the assessment.

**Background**

On April 9, 2019 the Board of County Commissioners, pursuant to Chapter 18 of Miami Dade County Code (the Code), adopted Ordinance 19-31 creating the OSSSBA for certain non-residential and non-institutional parcels within the area generally bounded by N.E. 186th Street, N.E. 187th Street, and N.E. 188th Street on the North, by the Oleta River on the West, by the Florida East Coast Railway on the East, and by N.E. 179th Street on the South for sewer improvements within the public right-of-way.

This amendment to the boundaries of the OSSSBA updates the parcels and associated folios that comprise the OSSSBA. Specifically, it modifies the OSSSBA to reflect that the property described by folio 30-2204-009-0100 are being added by the OSSSBA.

Pursuant to sections 18-21 and 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 2026 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 section 197.3632 of the Florida Statutes and section 18-14(5) of the Code, the County is required to publicly notice the hearing regarding the

Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

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adoption of the non-ad valorem assessment rolls in Special Taxing Districts. Pursuant to section 197.3632 of the Florida Statutes, the Board is required to adopt a non-ad valorem assessment roll at a public hearing held between January 1st and September 25th for any benefited area for which the rates will increase from the prior year.

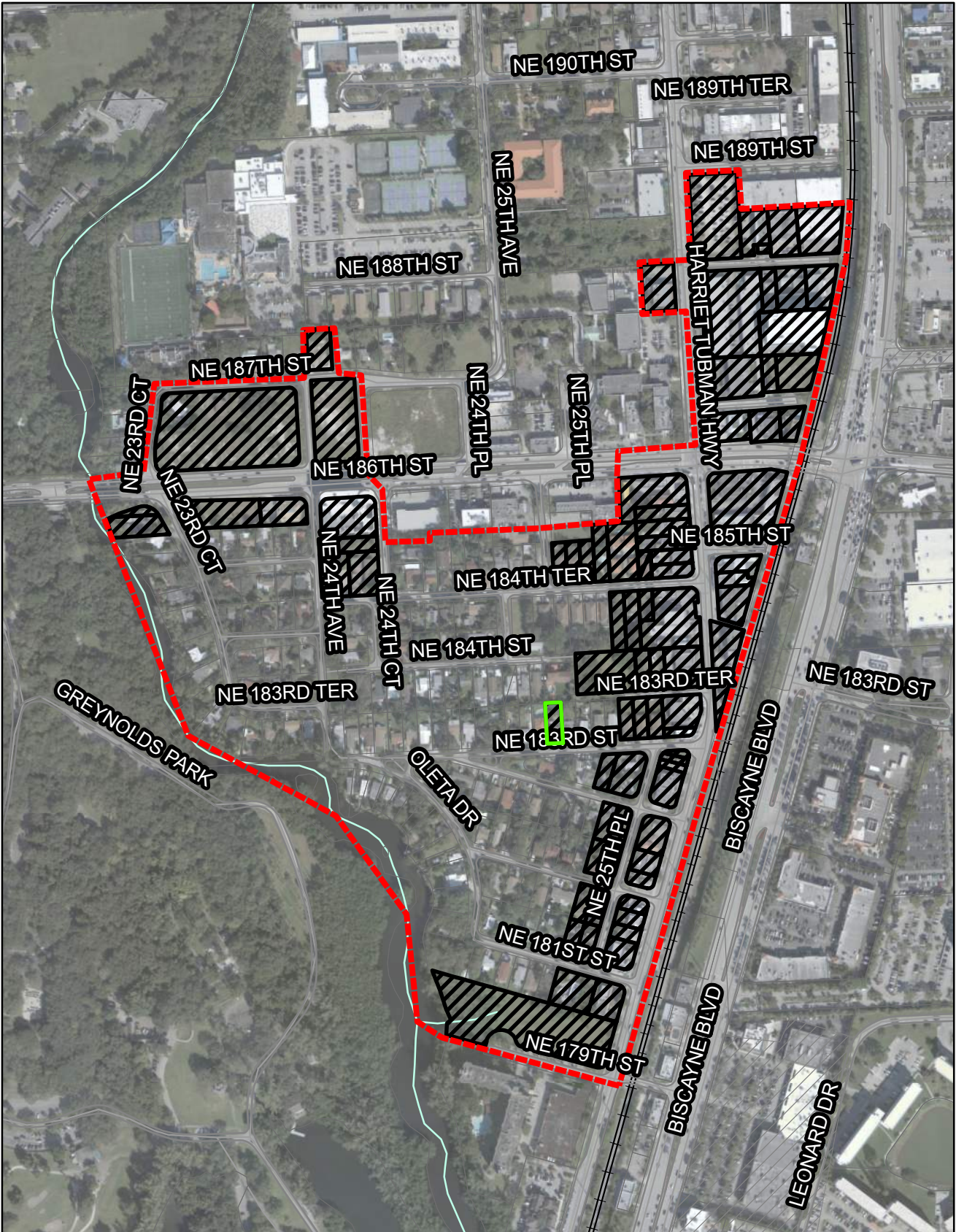
Pursuant to notices published and mailed to all property owners within the OSSSBA, the Board will hold a public hearing on the modifications to the OSSSBA, and all interested persons will be afforded the opportunity to present their objections, if any, with respect to the modification to the OSSSBA. Prior to the hearing, residents of the OSSSBA will have received a required notice in the mail informing them of the public hearing. In addition, as required by law, staff will advertise the public hearing in a newspaper of general circulation.






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Roy Coley

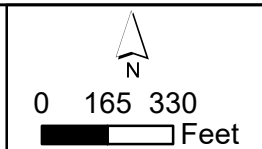
Chief Utilities and Regulatory Services Officer



Source: Miami-Dade County; WASD : Data Extracted From Property Appraiser Database on 1/28/2026

- LEGEND**
-  Parcels Included in OSSSBA (78 Total)
  -  General OSSSBA Boundary
  -  Parcel to be added to OSSSBA

Note: Properties with Residential (R) or Institutional (I) land use and those abutting existing gravity sewer are excluded from OSSSBA.



MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT  
 OJUS SANITARY SEWER SPECIAL BENEFIT AREA (OSSSBA)  
 GENERAL BOUNDARY AND PROPERTIES

EXHIBIT  
 A

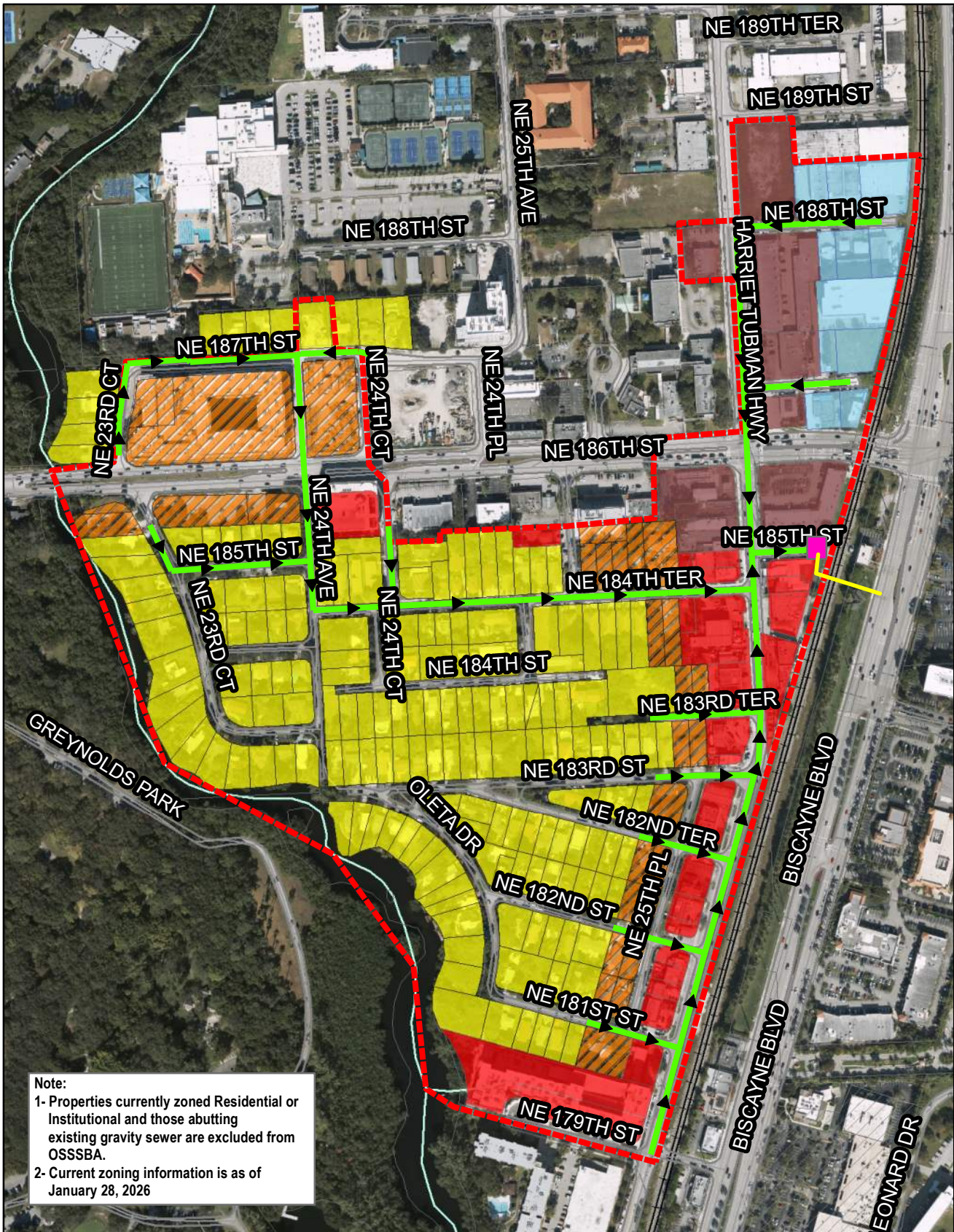
MDC005

JAN 2026

| <b>Exhibit B. Folios that form the Ojus Sanitary Sewer Special Benefit Area</b> |                          |
|---|--------------------------|
| <b>Folio</b>  | <b>Property Address</b>  |
| 3022030000170   | 18801 W DIXIE HWY        |
| 3022030000180   | 2645 NE 186 TER          |
| 3022030100010   | 18315 W DIXIE HWY        |
| 3022030130010   | 18461 W DIXIE HWY        |
| 3022030130011   | 18451 W DIXIE HWY        |
| 3022030130020   | 18407 W DIXIE HWY        |
| 3022030140010   | 18501 W DIXIE HWY        |
| 3022030150010   | 2645 NE 188 ST           |
| 3022030190010   | 18721 W DIXIE HWY        |
| 3022030190060   | 2646 NE 188 ST           |
| 3022030190070   | 2648 NE 188 ST           |
| 3022030190090   | 2680 NE 188 ST           |
| 3022030190120   | 2655 NE 188 ST           |
| 3022030190140   | 2675 NE 188 ST           |
| 3022030200010   | 18450 W DIXIE HWY        |
| 3022030200020   | 18480 W DIXIE HWY        |
| 3022030200030   | 18500 W DIXIE HWY        |
| 3022030200040   | 18514 W DIXIE HWY        |
| 3022030200041   | 18518 W DIXIE HWY        |
| 3022030200050   | 2590 NE 186 ST           |
| 3022030200090   | 2521 NE 184 TER          |
| 3022030200100   | 2531 NE 184 TER          |
| 3022030200110   | 2541 NE 184 TER          |
| 3022030200120   | 2551 NE 184 TER          |
| 3022030200121   | 2561 NE 184 TER          |
| 3022030200130   | 2587 NE 184 TER          |
| 3022030200131   | 2589 NE 184 TER          |
| 3022030200270   | 2420 NE 186 ST           |
| 3022030200310   | 18356 W DIXIE HWY        |
| 3022030200340   | 2580 NE 184 TER          |
| 3022030200350   | 2572 NE 184 TER          |
| 3022030200360   | 2574 NE 184 TER          |
| 3022030200770   | 18615 W DIXIE HWY        |
| 3022030200780   | 2645 NE 186 ST           |
| 3022030200790   | 2655 NE 186 ST           |
| 3022030200810   | 18685 W DIXIE HWY        |
| 3022030200850   | 2649 NE 186 TER          |
| 3022030200860   | 2655 NE 186 TER          |
| 3022030370010   | 2635 NE 188 ST           |
| 3022040000010   | 18336 W DIXIE HWY        |
| 3022040000760   | Vacant Land - No Address |
| 3022040000780   | 2555 NE 183 TER          |
| 3022040000790   | 18790 W DIXIE HWY        |
| 3022040000800   | 2575 NE 183 TER          |

| <b>Exhibit B. Folios that form the Ojus Sanitary Sewer Special Benefit Area</b> |                          |
|---|--------------------------|
| <b>Folio</b>  | <b>Property Address</b>  |
| 3022040010200   | 2390 NE 186 ST           |
| 3022040020070   | 2400 NE 187 ST           |
| 3022040040010   | Vacant Land - No Address |
| 3022040040020   | 18550 NE 23 CT           |
| 3022040040030   | Vacant Land - No Address |
| 3022040090010   | 18310 W DIXIE HWY        |
| 3022040090050   | 18300 W DIXIE HWY        |
| 3022040090055   | 2585 NE 183 ST           |
| 3022040090060   | 2575 NE 183 ST           |
| 3022040090062   | 2565 NE 183 ST           |
| 3022040090100   | 2523 NE 183 ST           |
| 3022040090341   | 2587 NE 182 TER          |
| 3022040090350   | 2595 NE 182 TER          |
| 3022040090460   | 2596 NE 182 TER          |
| 3022040090470   | 18220 NE 25 PL           |
| 3022040090480   | 18200 NE 25 PL           |
| 3022040090580   | 2550 NE 182 ST           |
| 3022040090590   | 18150 NE 25 PL           |
| 3022040090591   | 18100 NE 25 PL           |
| 3022040090600   | 2555 NE 181 ST           |
| 3022040090680   | 2560 NE 181 ST           |
| 3022040090700   | 18050 W DIXIE HWY        |
| 3022040090770   | 18280 W DIXIE HWY        |
| 3022040090820   | 18240 W DIXIE HWY        |
| 3022040090870   | 18220 W DIXIE HWY        |
| 3022040090880   | 18200 W DIXIE HWY        |
| 3022040090890   | 18190 W DIXIE HWY        |
| 3022040090910   | 18180 W DIXIE HWY        |
| 3022040090920   | 18170 W DIXIE HWY        |
| 3022040090940   | 18100 W DIXIE HWY        |
| 3022040160010   | 2401 NE 187 ST           |
| 3022040610010   | 2330 NE 187 ST           |
| 3022090390010   | 2555 NE 179 ST           |
|   |                          |
| 3022040520001 (Reference Folio)   |                          |
| 3022040520010 (Unit A)  | 2575 NE 182 ST # A       |
| 3022040520001 (Reference Folio)   |                          |
| 3022040520020 (Unit B)  | 2577 NE 182 ST # B       |
| <b>Total No. of Parcels</b>   | <b>78</b>                |
| <b>Total No. of Folios</b>  | <b>79</b>                |

Source: Folio and Lot Size per Property Appraiser Data extracted on 1/28/2026



**Note:**  
 1- Properties currently zoned Residential or Institutional and those abutting existing gravity sewer are excluded from OSSBA.  
 2- Current zoning information is as of January 28, 2026

Source: Miami-Dade County; WASD : Data Extracted From Property Appraiser Database on 1/28/2026

|               |                        |                             |                                 |                                |                    |
|---------------|------------------------|-----------------------------|---------------------------------|--------------------------------|--------------------|
| <b>LEGEND</b> | General OSSBA Boundary | <b>Planned improvements</b> | Pump Station                    | <b>Current Zoning</b>          | Residential        |
|               | Gravity Main           | Force Main                  | Mixed Use Corridor / Industrial | Residential Modified-Live/Work | Mixed Use Corridor |
|               |                        |                             |                                 | Mixed Use Main Street          |                    |

|  |  |   |  |                 |
|--|--|---|--|-----------------|
|  |  | MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT<br>OJUS SANITARY SEWER SPECIAL BENEFIT AREA (OSSBA)<br>GENERAL BOUNDARY AND PROPERTIES |  | Attachment<br>1 |
|  |  | MDC008  |  |                 |

Exhibit C

| Exhibit C. FY 2026-2027 Ojus Sanitary Sewer Special Benefit Area Assessment Roll |                 |  |                                    |                                  |
|--|-----------------|--|------------------------------------|----------------------------------|
| Folio  | Lot Size (SqFt) | To be collected from previous years (\$) | Assessment Rate per SqFt (\$/SqFt) | Estimated Annual Assessment (\$) |
| 3022030000170  | 52,148          |  | 0.5656                             | 29,494.91                        |
| 3022030000180  | 36,600          |  | 0.5656                             | 20,700.96                        |
| 3022030100010  | 23,040          |  | 0.5656                             | 13,031.42                        |
| 3022030130010  | 9,228           |  | 0.5656                             | 5,219.36                         |
| 3022030130011  | 5,976           |  | 0.5656                             | 3,380.03                         |
| 3022030130020  | 12,925          |  | 0.5656                             | 7,310.38                         |
| 3022030140010  | 57,499          |  | 0.5656                             | 32,521.43                        |
| 3022030150010  | 1,350           |  | 0.5656                             | 763.56                           |
| 3022030190010  | 65,350          |  | 0.5656                             | 36,961.96                        |
| 3022030190060  | 7,500           |  | 0.5656                             | 4,242.00                         |
| 3022030190070  | 15,000          |  | 0.5656                             | 8,484.00                         |
| 3022030190090  | 15,150          |  | 0.5656                             | 8,568.84                         |
| 3022030190120  | 16,300          |  | 0.5656                             | 9,219.28                         |
| 3022030190140  | 23,309          |  | 0.5656                             | 13,183.57                        |
| 3022030200010  | 7,016           |  | 0.5656                             | 3,968.25                         |
| 3022030200020  | 7,250           |  | 0.5656                             | 4,100.60                         |
| 3022030200030  | 9,750           |  | 0.5656                             | 5,514.60                         |
| 3022030200040  | 9,350           |  | 0.5656                             | 5,288.36                         |
| 3022030200041  | 9,350           |  | 0.5656                             | 5,288.36                         |
| 3022030200050  | 29,496          |  | 0.5656                             | 16,682.94                        |
| 3022030200090  | 7,250           |  | 0.5656                             | 4,100.60                         |
| 3022030200100  | 7,500           |  | 0.5656                             | 4,242.00                         |
| 3022030200110  | 7,500           |  | 0.5656                             | 4,242.00                         |
| 3022030200120  | 10,000          |  | 0.5656                             | 5,656.00                         |
| 3022030200121  | 20,000          |  | 0.5656                             | 11,312.00                        |
| 3022030200130  | 2,500           |  | 0.5656                             | 1,414.00                         |
| 3022030200131  | 2,500           |  | 0.5656                             | 1,414.00                         |
| 3022030200270  | 29,202          |  | 0.5656                             | 16,516.65                        |
| 3022030200310  | 33,000          |  | 0.5656                             | 18,664.80                        |
| 3022030200340  | 5,000           |  | 0.5656                             | 2,828.00                         |
| 3022030200350  | 10,000          |  | 0.5656                             | 5,656.00                         |
| 3022030200360  | 10,000          |  | 0.5656                             | 5,656.00                         |
| 3022030200770  | 13,214          |  | 0.5656                             | 7,473.84                         |
| 3022030200780  | 12,200          |  | 0.5656                             | 6,900.32                         |
| 3022030200790  | 10,612          |  | 0.5656                             | 6,002.15                         |
| 3022030200810  | 27,072          |  | 0.5656                             | 15,311.92                        |
| 3022030200850  | 6,525           |  | 0.5656                             | 3,690.54                         |
| 3022030200860  | 19,827          |  | 0.5656                             | 11,214.15                        |
| 3022030370010  | 13,678          |  | 0.5656                             | 7,736.28                         |
| 3022040000010  | 17,960          |  | 0.5656                             | 10,158.18                        |
| 3022040000760  | 6,800           |  | 0.5656                             | 3,846.08                         |
| 3022040000780  | 27,200          |  | 0.5656                             | 15,384.32                        |
| 3022040000790  | 17,160          |  | 0.5656                             | 9,705.70                         |
| 3022040000800  | 6,800           |  | 0.5656                             | 3,846.08                         |
| 3022040010200  | 15,750          |  | 0.5656                             | 8,908.20                         |
| 3022040020070  | 43,834          |  | 0.5656                             | 24,792.51                        |
| 3022040040010  | 4,445           |  | 0.5656                             | 2,514.09                         |
| 3022040040020  | 11,325          |  | 0.5656                             | 6,405.42                         |
| 3022040040030  | 29,680          |  | 0.5656                             | 16,787.01                        |
| 3022040090010  | 13,169          |  | 0.5656                             | 7,448.39                         |
| 3022040090050  | 4,477           |  | 0.5656                             | 2,532.19                         |
| 3022040090055  | 7,050           |  | 0.5656                             | 3,987.48                         |

**Exhibit C. FY 2026-2027 Ojus Sanitary Sewer Special Benefit Area Assessment Roll**

| <b>Folio</b>   | <b>Lot Size (SqFt)</b>   | <b>To be collected from previous years (\$)</b>  | <b>Assessment Rate per SqFt (\$/SqFt)</b>              | <b>Estimated Annual Assessment (\$)</b> |
|--|--|--|--|---|
| 3022040090060  | 7,050  |  | 0.5656   | 3,987.48                                |
| 3022040090062  | 7,050  |  | 0.5656   | 3,987.48                                |
| 3022040090100  | 7,050  | 11,962.44  | 0.5656   | 3,987.48                                |
| 3022040090341  | 6,600  |  | 0.5656   | 3,732.96                                |
| 3022040090350  | 15,064   |  | 0.5656   | 8,520.20                                |
| 3022040090460  | 6,250  |  | 0.5656   | 3,535.00                                |
| 3022040090470  | 6,775  |  | 0.5656   | 3,831.94                                |
| 3022040090480  | 6,345  |  | 0.5656   | 3,588.73                                |
| 3022040090580  | 6,250  |  | 0.5656   | 3,535.00                                |
| 3022040090590  | 6,800  |  | 0.5656   | 3,846.08                                |
| 3022040090591  | 6,560  |  | 0.5656   | 3,710.34                                |
| 3022040090600  | 6,250  |  | 0.5656   | 3,535.00                                |
| 3022040090680  | 16,500   |  | 0.5656   | 9,332.40                                |
| 3022040090700  | 13,000   |  | 0.5656   | 7,352.80                                |
| 3022040090770  | 20,096   |  | 0.5656   | 11,366.30                               |
| 3022040090820  | 13,000   |  | 0.5656   | 7,352.80                                |
| 3022040090870  | 7,800  |  | 0.5656   | 4,411.68                                |
| 3022040090880  | 5,200  |  | 0.5656   | 2,941.12                                |
| 3022040090890  | 5,200  |  | 0.5656   | 2,941.12                                |
| 3022040090910  | 5,200  |  | 0.5656   | 2,941.12                                |
| 3022040090920  | 5,200  |  | 0.5656   | 2,941.12                                |
| 3022040090940  | 10,400   |  | 0.5656   | 5,882.24                                |
| 3022040160010  | 11,588   |  | 0.5656   | 6,554.17                                |
| 3022040610010  | 128,394  |  | 0.5656   | 72,619.65                               |
| 3022090390010  | 103,240  |  | 0.5656   | 58,392.54                               |
|  |  |  |  |   |
|  |  |  |  |   |
| 3022040520001 (Reference Folio)                      |  |  |  |   |
| 3022040520010 (Unit A)                               |  |  | 0.5656   | 1,995.85                                |
| 3022040520001 (Reference Folio)                      |  |  |  |   |
| 3022040520020 (Unit B)                               | 5,981  |  | 0.5656   | 1,386.94                                |
| <b>Total Estimated Cost of the Improvement (\$)*</b> |  |  |  | <b>\$21,223,217</b>                     |
| <b>Total Estimated Annual Assessment (\$)</b>        |  |  |  | <b>\$738,481</b>                        |
| <b>Summary Section:</b>                              | <b>Total Area (SqFt)</b>   | <b>Total to be collected from previous years</b> | <b>Average Assessment per Year Over Loan Term (\$)</b> |   |
|  | <b>1,305,660</b>   | <b>11,962.44</b>                                 | <b>9,348</b>   |   |
| 3022040090100  | Parcel to be added this time February 2026, special assessment from 2023 needs to be paid as lump sump |  |  |   |
| 3022030130010  | Parcels that have already paid the full assesment (total of seven)                                     |  |  |   |

\* includes 1% for tax collectors office

Source: Folio and Lot Size per Property Appraiser Data extracted on 1/28/2026



**MEMORANDUM**  
(Revised)

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

**DATE:** June 2, 2026

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

**SUBJECT:** Agenda Item No. 7(E)

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**
- \_\_\_\_\_ **Requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_\_) 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. 7(E)  
6-2-26

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

ORDINANCE AMENDING THE BOUNDARIES OF THE OJUS SANITARY SEWER SPECIAL BENEFIT AREA (OSSSBA) IN MIAMI-DADE COUNTY, FLORIDA BY ADDING ONE PROPERTY; RATIFYING THE NON-AD VALOREM ASSESSMENT ROLL, RATES AND ASSESSMENTS FOR THE OSSSBA FOR THE FISCAL YEAR COMMENCING OCTOBER 2026 AND ENDING SEPTEMBER 30, 2027; 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 hereby adopts and incorporates the foregoing recitals and the accompanying memorandum as if stated herein.

**Section 2.** This Board hereby amends the boundaries of the Ojus Sanitary Sewer Special Benefit Area (OSSSBA) as described in the accompanying memorandum and reflected in Exhibits A and B to the accompanying memorandum.

**Section 3.** This Board intends to use the uniform method of collection of non-ad valorem assessments as authorized in section 197.3632 of the Florida Statutes, as amended, for collecting the non-ad valorem assessments levied within Miami-Dade County for special benefit

areas, including the OSSSBA described in the accompanying memorandum. Descriptions of such areas subject to the assessments, units of measurement, and the amount of the assessments are attached to the accompanying memorandum as Exhibit C and incorporated herein by reference. Except as herein provided, this Board hereby also incorporates by reference: (1) all previously adopted ordinances establishing or amending the service area or parcels and associated folios described in Exhibits A and B to the accompanying memorandum; and (2) any resolutions adopting preliminary or amended assessment rolls for the service area described in Exhibits A and B.

**Section 4.** 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 OSSSBA parcels described in Exhibit A and B to the accompanying memorandum, hereby determines that the assessments shown on the assessment roll 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 sewer infrastructure for parcels identified within this service area. 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 5.** 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 sections 18-21 and 18-14(8) of the Code of Miami-Dade County, Florida.

**Section 6.** All assessments shall be payable in accordance with section 18-14(7) of the Code of Miami-Dade County, Florida. As authorized by section 197.3632, 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 7.** 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 8.** 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 9.** 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 10.** 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 11.** It is the intention of the Board of County Commissioners and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:



Prepared by:



Jorge Martinez-Esteve