Memorandum

Date: November 17, 2026

Agenda Item No. 4(C)

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

From: Daniella Levine Cava
Mayor

Subject: Ordinance Creating the Abess South Multipurpose Maintenance and Street Lighting Special Taxing District

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Executive Summary

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

Recommendation

It is recommended that the Board approve a petition submitted in accordance with Article I, Chapter 18, of the Code of Miami-Dade County (Code) for the creation of the Abess South Multipurpose Maintenance and Street Lighting Special Taxing District (Special Taxing District). The creation of this Special Taxing District is a subdivision requirement pursuant to Chapter 28 of the Code. The multipurpose maintenance program will remain dormant until any association or community development district (CDD) fails to provide the required maintenance services.

Scope

This proposed Special Taxing District lies within Commission District 8, which is represented by County Commissioner Danielle Cohen Higgins, and will provide street lighting services and, if and when necessary, multipurpose maintenance services.

Fiscal Impact/Funding Source

Creation of this Special Taxing District will result in no economic impact on the County's budget and there will be no increase or decrease in County staffing. The developer, pursuant to Chapter 18 of the Code, is required to fund the Special Taxing District's first year's lease of the equipment and electricity costs to operate the street lighting system and all incidental costs incurred by the County for the creation and administration of the Special Taxing District. Maintenance services which cannot be equitably or conveniently provided by the property owners shall be provided by the Special Taxing District upon acceptance of the plat's required services by the County, and such services will be funded by special assessments against benefited properties.

After the first year, there will be a perpetual annual special assessment for the cost of street lighting and multipurpose maintenance services to all property owners within the Special Taxing District. Homestead Energy Services (HES) is the owner of the system and will derive revenues from the creation of the Special Taxing District. HES's contractors and subcontractors may increase their staffing levels to provide the service requirements created by this Special Taxing District.

Social Equity Statement
The proposed Ordinance creates the Special Taxing District, pursuant to Article 1, section 1.01(A)(11) of the Miami-Dade County Home Rule Charter and Chapter 18 of the Code. If approved, property owners within the proposed Special Taxing District will pay special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District's services, regardless of their demographics, and that the total estimated amount of the special assessments to be levied would not be in excess of such special benefit. The creation of this Special Taxing District, which was requested by 100% of the property owners, will provide for lighting continuity between contiguous Street Lighting Special Taxing Districts on connecting roadways, allow higher intensity spotlighting at specific locations, and accommodate future County lighting standards. The creation of this Special Taxing District will also provide for maintenance services.

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

Track Record/Monitor
The creation and transfer of the Special Taxing District will be managed by the Department of Regulatory and Economic Resources (RER) and overseen by the Chief of the Special Assessment Districts Division (Division), Liset Romero-Lopez—formerly located in the Parks, Recreation, and Open Spaces Department (PROS). Any references to PROS in the corresponding attachments should be disregarded as they were completed prior to the transition of the Division from PROS to RER.

Delegation of Authority
This item authorizes the County Mayor or County Mayor's designee to execute lighting agreements, as required by HES to provide street lighting, following approval by the County Attorney's Office as to legal sufficiency. In the event any association or CDD fails to provide the maintenance services, this item further authorizes the County Mayor or County Mayor's designee, contingent upon Board adoption of a non-ad valorem assessment roll, to provide the Special Taxing District's required maintenance services and cause implementation of special assessments for the costs of such services against the property owners within the Special Taxing District, as well as contract monitoring, compliance and enforcements, if and when necessary.

Background
In accordance with the provisions of Chapter 18 of the Code, a petition to create the Special Taxing District, duly signed by 100% of the owners of property within the proposed Special Taxing District, was filed with the Clerk of the Board (Clerk). A copy of the petition was sent to the County Mayor and the County Attorney to examine and to file a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code. RER compiled and filed with the Clerk a memorandum, and accompanying written report and recommendations (Report), a copy of which is attached to this memorandum as attachment A. The Report sets forth the boundaries of the Special Taxing District, an estimate of the cost of the improvements and/or services to be provided, the need for and desirability of the Special Taxing District, the ability of

the affected properties to bear the special assessments, certifies that the improvements and/or services to be provided conform to the master plan of Miami-Dade County, and recommends that the Special Taxing District be created to provide a special benefit to all property within the proposed Special Taxing District.

Contingent upon Board approval of the creation of this Special Taxing District, the street lighting services will be accomplished pursuant to an agreement between the County and HES. The facilities provided will remain the property of HES. HES will be responsible for the maintenance, repairs, upgrades, and replacement of the light fixtures, lamps, poles, and all connecting service lines. The Division will administer HES's agreement, installation, and billing process. RER and the Division will provide the Special Taxing District's required maintenance services and cause implementation of special assessments for the costs of such services against the benefited properties, as well as contract monitoring, compliance and enforcements, if and when necessary.

Boundaries:	On the North, SW 286 Street. On the East, SW 172 Avenue. On the South, SW 288 Street (Biscayne Drive). On the West, SW 177 Avenue (S.R.-997 / Krome Avenue).
Number of Parcels:	2 (Tentative plat proposes 88 Single-Family Homes).
Number of Owners:	1
Number of Owners with Homestead Exemption Signing Petition:	None - The petition was submitted by TPG AG EHC III (LEN) MULTI STATE 6, LLC., the sole property owner and developer.

Type of Services and Improvements

Multipurpose Maintenance Services:	The creation of this Special Taxing District is requested to maintain landscaped swales, medians, common areas, any entrance features, wetlands, lakes, and the exterior of any fencing or walls within the Special Taxing District's boundaries abutting public rights-of-way, including maintenance of turf, trees, shrubs, irrigation, and utility payments, should any association or CDD fail to provide these services. The Special Taxing District will also maintain the private road areas if there is a failure to provide maintenance within the private road areas as defined in a non-exclusive easement granted to the County and recorded in the Public Records.
Street Lighting Improvements:	It is expected that the Special Taxing District will install, operate, and maintain twenty-seven (27) – 14,000 Lumens, 4000K bracket-arm LED streetlights

mounted on new concrete poles. The Special Taxing District is also expected to operate and maintain six (6) 14,000 Lumens, 4000K bracket-arm LED mounted on concrete poles to be transferred from an adjacent special taxing district for billing purposes only. At the discretion of the RER Director, RER reserves the right to adjust the quantity, style, and luminosity of the street lighting facilities, for reasons including, but not limited to, changes in field conditions, to address safety concerns, to provide for lighting continuity between contiguous Street Lighting Special Taxing Districts on connecting roadways, to allow higher intensity spotlighting at specific locations, and to accommodate future County lighting standards.

Public Hearing Notification:

The Clerk will certify the place, date, and hour for a public hearing on the petition and the Report at which all interested persons will be afforded the opportunity to present for this Board's consideration their objections, if any, to the creation and establishment of the Special Taxing District. As pursuant to section 18-3(d) of the Code, a public notice will be duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof will be mailed to all owners of taxable real property within the proposed Special Taxing District as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll.

Preliminary Public Meeting:

None necessary.

Required Referendum:

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

Preliminary Assessment Roll:

The street lighting assessment roll is submitted on the same agenda as a separate agenda item for consideration and adoption by the Board and contingent upon the approval of this Special Taxing District's creating ordinance. In the event any association or CDD fails to provide the maintenance services shown below, a hearing to adopt the Special Taxing District's maintenance assessment roll will be conducted. The implementation of the assessment

rolls will be in accordance with the procedures defined in Chapter 18 of the Code.

Estimated Initial Billing: Assessment billed annually as an itemized portion of the Real Property tax bill.

Initial Start of Services

Multipurpose Maintenance Services: October 1st following cessation of maintenance services by the developer and failures of any association or CDD to provide services.

Street Lighting Services: November 2028, following the provision of street lighting services by the developer for the first year.

Method of Apportionment

Maintenance Services: Square Footage
Street Lighting Services: Front Footage

Estimated Annual Total District Costs	**First Year**	**Second Year**
Maintenance Services:	$0.00	$5,561.42
Street Lighting Services	$67,529.90	$15,952.28

Estimated Annual District Rates	**First Year**	**Second Year**
Maintenance Services:	Costs to be	$0.0058
Street Lighting Services:	Provided by Petitioner	$2.0928

Maintenance Services:	**First Year**	**Second Year**
For a Typical Interior Lot:	Costs to be	$50.37
For a Typical Corner Lot:	Provided by Petitioner	$115.95

Street Lighting Services:	**First Year**	**Second Year**
For a Typical Interior Lot:	Costs to be	$207.33
For a Typical Corner Lot:	Provided by Petitioner	$519.86

The above annual costs and assessment information for multipurpose maintenance services are for informational purposes only and were calculated based on current costs assuming that maintenance services were to commence this year. Each subsequent year will be calculated based on actual costs. Actual costs for multipurpose maintenance services will be determined at the time of the assessment roll hearing. The above annual street lighting costs and assessment information are based on the expected lighting services to be provided by the Special Taxing District and are subject to change in the event that the Special Taxing District's services are adjusted by the RER Director as provided herein. Each subsequent year will be calculated based on actual costs.

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

Each special taxing district is unique due to its geographical boundaries, affected property owners, and level of service to be provided. Creation of a new special taxing district to provide these services is the best and most cost-effective method to achieve this benefit.

In accordance with the requirements of Chapter 28 of the Code to provide street lighting in new subdivisions through the creation of Street Lighting Special Taxing Districts, and in compliance with the provisions of section 18-3 (c) of the Code, I have reviewed the facts submitted by RER in its Report, a copy of which is attached and incorporated herein. I concur with their recommendation that this Special Taxing District be created pursuant to sections 18-2 and 18-22.1 of the Code. Also, I recommend the provisions of Resolution No. R-130-06 be hereby waived because adoption of this Ordinance is a precursor to the future execution of said agreement, which will not occur until development within the Special Taxing District occurs.

Attachment

Roy Coley
Deputy Mayor

ATTACHMENT A

REPORT AND RECOMMENDATIONS ON THE CREATION OF ABESS SOUTH MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT MIAMI-DADE COUNTY, FLORIDA

Pursuant to Chapter 18 of the Code of Miami-Dade County (Code), and as a result of a detailed investigation of a duly petitioned for special taxing district, the following facts are submitted by the Miami-Dade County Regulatory and Economic Resources Department (RER) Director concerning the creation of Abess South Multipurpose Maintenance and Street Lighting Special Taxing District (Special Taxing District).

1. BOUNDARIES OF THIS DISTRICT

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

> A portion of Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida (a.k.a. Abess South, Tentative Plat # T-24862); being more particularly described as follows:
>
> The South 1/2 of the SW 1/4 of the NW 1/4 of Section 6, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the West 40.00 feet and the South 35.00 feet used for roads, also less those portions conveyed to the State of Florida Department of Transportation by warranty deed, recorded September 2, 2005, in Official Records Book 23742, Page 2833, Official Records Book 23742, Page 2835, Official Records Book 23742, Page 2838, Official Records Book 23742, Page 2840, Official Records Book 23742, Page 2842, Official Records Book 23742, Page 2844 and except that portion of the property conveyed in that certain Warranty Deed in favor of the State of Florida Department of Transportation, recorded December 4, 2017, in Official Records Book 30778, Page 2989 of the Public Records of Miami-Dade County, Florida.
>
> And
>
> The North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

The Special Taxing District's boundaries and geographical location are shown on the attached sketch entitled Abess South Multipurpose Maintenance and Street Lighting Special Taxing District and hereinafter referred to as "Exhibit A".

2. LOCATION AND DESCRIPTION OF DISTRICT

A) Multipurpose Maintenance Services – Maintenance of landscaped swales, medians, common areas, any entrance features, wetlands, lakes, and the exterior of any fencing or walls within the Special Taxing District's boundaries abutting public rights-of-way, including maintenance of turf, trees, shrubs, irrigation, and utility payments, should any association or community development district (CDD) fail to provide these services. The Special Taxing District will also maintain the private road areas if there is a failure to provide maintenance within the private road areas as defined in a non-exclusive easement granted to Miami-Dade County (County) and recorded in the Public Records.

Services will commence following failure of any association or CDD to provide these services, and upon adoption of the Special Taxing District's multipurpose maintenance preliminary assessment roll. Other maintenance services may be provided in the future as specified in the Special Taxing District's ordinance and amendments thereto.

B) Street Lighting Services – Installation, operation, and maintenance of public street lighting located within public rights-of-way.

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

A) Multipurpose Maintenance Services – This initial cost estimate has been developed by RER based on previous estimates for similar maintenance special taxing districts. The Special Taxing District will provide multipurpose maintenance services as specified in Item 2 above.

The combined costs of the multipurpose maintenance programs and operation of the Special Taxing District including services, engineering, administration, billing, collecting, and processing for the first year will be provided by the petitioners, and these costs are estimated for report purposes at $5,561.42 for the second year. The expense of the multipurpose maintenance programs will be continuous and service costs following implementation of the Special Taxing District are to be apportioned to individual properties within the Special Taxing District on the basis of lot or parcel square footage. The combined costs of the multipurpose maintenance program and administrative expenses as shown below are to be paid for by special assessments levied against all benefited properties. Actual multipurpose maintenance costs will then be adjusted annually each year thereafter based on actual expenses.

Estimated Annual District Costs	**First Year**	**Second Year**
Initial Annual Maintenance	Services will be Provided	$3,737.10
Engineering and Administrative Costs	by Petitioner	$747.42
Billing, Collecting and Processing Costs		$150.00
Contingencies		$926.90
Total Annual Maintenance Services Costs		$5,561.42

Estimated Annual District Assessments	**First Year**	**Second Year**
Per Assessable Square Foot:	Costs to be	$0.0058
For a Typical Interior Lot:	Provided by	$50.37
For a Typical Corner Lot:	Petitioner	$115.95

B) Street Lighting Services – The cost of streetlights in this Special Taxing District will be continual and is based on a preliminary estimate using a Rate Schedule prepared by Homestead Energy Services (HES) and approved by the Florida Public Service Commission, a copy of which is attached. HES will install the lights, poles, and service lines at its expense and the facilities will remain the property of HES. HES will also be responsible for the maintenance, repairs, upgrades, and replacement of the light standards, fixtures, lamps, poles, and all connecting service lines. However, the developers, through the Special Taxing District, may be required to pay a differential cost if rapid construction techniques cannot be used on this Special Taxing District and this cost is shown in the Special Taxing

District's cost estimate below. Actual costs for the second year and each year thereafter will then be adjusted annually based on actual expenses.

Estimated Annual District Costs	**First Year**	**Second Year**
33 – 14,000 Lumens, 4000K Luminaires	$4,466.88	$4,466.88
33 - Concrete Poles	$3,267.00	$3,267.00
5,940 Ft. – Underground Wiring	$4,455.00	$4,455.00
Annual Fuel Adjustments (Based on 1,5444 KWH at $0.03863 per KWH)	$596.60	$596.60
Franchise Cost (Based on 6% of $12,785.48)	$767.13	$767.13
HES Installation Costs	$22,325.00	$0.00
Subtotal Street Lighting Services Costs	$35,877.61	$13,552.61
Engineering and Administrative Costs	$15,655.31	$462.11
Billing, Collecting and Processing Costs	$4,742.00	$620.40
Contingencies	$11,254.98	$1,317.16
Street Lighting Costs Paid by Petitioner	$67,529.90	
Total Annual Street Lighting Costs		$15,952.28

Estimated Annual District Assessments	**First Year**	**Second Year**
Per Assessable Front Foot:	Costs to be	$2.0928
For a Typical Interior Lot:	Provided by	$156.96
For a Typical Corner Lot:	Petitioner	$403.91

Estimated Combined Annual District Assessments	**First Year**	**Second Year**
For a Typical Interior Lot:	Costs to be	$207.33
For a Typical Corner Lot:	Provided by Petitioner	$519.86

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

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

5. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT

The need for multipurpose maintenance programs and street lighting in the County is apparent. Residents and property owners of the County continue to demonstrate their desire for the services which

will be provided by this Special Taxing District through numerous petitions and personal requests. The ability of the affected properties to pay special assessments is evident since the costs of this Special Taxing District's services, including any bonds then outstanding, do not exceed 25% of the assessed valuation of all properties within the Special Taxing District's boundaries (including homesteads) as shown by the last preceding assessment roll of the County. In my opinion, the proposed multipurpose maintenance and streetlight program will provide special benefits to properties within the Special Taxing District exceeding the amount of special assessments to be levied.

6. PROCEDURE

Following the creation of the Special Taxing District by the Board of County Commissioners (Board), the petitioner's plat shall not be placed on a Commission agenda for approval prior to receipt of the payment from the petitioner for the first year street lighting costs as specified above. Upon approval of the petitioner's plat by the Board, and at the time-of-service provision, the multipurpose maintenance lot or parcel square footage first year annual rate of the assessment shall be determined and will require the adoption of a multipurpose maintenance assessment roll by the Board and is predicated upon failure of any association or CDD to provide required maintenance services. The multipurpose maintenance square footage rate of the assessment for the second year and each year thereafter will then be adjusted annually based on actual expenses. The above annual costs and assessment information for multipurpose maintenance services are for report purposes only and were calculated based on current costs assuming that maintenance services were to commence this year.

Subsequently, and upon adoption of the petitioner's plat by the Board, the County may then enter into an agreement with HES in substantially the form attached herein, wherein the County will pay to HES any costs associated with the streetlight installation and ongoing costs of service. Based on front footage, each property owner within the proposed Special Taxing District will pay the County, through a special assessment, a proportionate share of the total annual costs for the second year and each year thereafter. In the event actual second year street lighting costs are lower than the costs estimated herein, the Director of RER shall adjust and decrease the second-year rate of the assessment. In the event actual second year street lighting costs are higher than estimated herein, the second-year rate of the assessment shall not be increased prior to the Board adopting a revised street lighting assessment roll.

A) Multipurpose Maintenance Services - Contingent upon adoption of the petitioner's plat and multipurpose maintenance assessment roll by the Board, and prior to assumption of maintenance services by the County, all areas and facilities to be maintained by the Special Taxing District must be inspected and accepted by the County, and all instruments that convey title to, or provide ingress/egress over, any real property to be maintained by the County shall be submitted to the Special Assessment Districts Division of RER. Maintenance of any lake, natural preservation area, archeological sites, and mitigation area within the Special Taxing District's boundaries to be maintained by the Special Taxing District will commence upon notice from RER that the developer has complied with any and all maintenance requirements imposed by RER.

Once any applicable provisions expressed above are met, implementation of maintenance services within or abutting the public rights-of-way may begin upon receipt of a written request from the developer no later than January 31st for services commencing October 1st, the beginning of the County's fiscal year, provided sufficient time to initiate the process of assessment and notice of collection to all property owners within the Special Taxing District.

Services within the private road areas may commence upon failure of the developer or any association or CDD to maintain the landscaped areas and ingress/egress easements as defined in a "Grant of Perpetual Non-Exclusive Easement" and made a part herein by reference. Upon assumption of maintenance services by the Special Taxing District, the costs of which are estimated in the Special

Taxing District's cost estimate, any increase in future multipurpose maintenance functions within the scope of service for the Special Taxing District may be provided upon recommendation by a majority of the property owners for consideration by the County as administrator, provided that any expansion of the scope of service of the Special Taxing District may require adoption of an amending ordinance. The Special Taxing District shall provide a minimum level of service as determined by RER and services may not be deleted entirely unless the Special Taxing District is abolished.

However, because costs and/or maintenance service levels may increase, the estimated annual expense, as indicated herein, can only be based on the initial maintenance program. After the first year, the costs of the multipurpose maintenance program will therefore require adjustment annually through the budget process performed by RER as administrator of the Special Taxing District.

B) Street Lighting Services - As provided for under Chapter 18 of the Code, the property owners or developers within the proposed Special Taxing District shall guarantee payment of all costs and expenses incidental to the creation of the Special Taxing District and shall pay the entire cost of providing street lighting within the Special Taxing District for the first year. Upon adoption of the petitioner's plat by the Board, HES will install the lights, poles and service lines at its expense, with annual service/rental costs to be borne by the Special Taxing District's property owners. The County may then enter into an agreement with HES wherein the County will pay to HES any costs associated with the streetlight installation, and for the annual costs of providing the streetlight services. These amounts will be charged during the first year's operation against funds advanced by the petitioners. Based on front footage, each property owner within the proposed Special Taxing District will pay the County, through a special assessment, a proportionate share of the total annual street lighting costs each year thereafter.

7. RECOMMENDATION

I recommend that Abess South Multipurpose Maintenance and Street Lighting Special Taxing District be created pursuant to section 18-2 of the Code, which provides for the creation of special taxing districts for street lighting in new subdivisions and section 18-22.1 permitting a petition of all property owners for multipurpose maintenance services. The creation of this Special Taxing District will be subject to Board approval; no election will be necessary as 100% of the property owners signed the petition. I also recommend that the County Attorney cause to be prepared an ordinance authorizing the creation of the Abess South Multipurpose Maintenance and Street Lighting Special Taxing District. Pursuant to Chapter 18 of the Code, the Board shall receive and hear, at a public hearing, remarks by interested persons on this Special Taxing District, and thereafter may adopt such ordinance. Following adoption of the creating ordinance, it is further recommended that the Board adopt the Special Taxing District's Preliminary Assessment Roll(s) Resolution. Adoption of this resolution will enable the Miami-Dade County Tax Collector to collect the funds necessary to administer the Special Taxing District, reimburse affected County Departments involved in the creation and establishment of the Special Taxing District, as well as provide funds for payment of the annual costs for the multipurpose maintenance services and the Special Taxing District's monthly power bills for the second year and each year thereafter. The ordinance creating the Special Taxing District shall take effect 10 days after the date of its adoption, unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the Board. My office will also be available to answer any questions from the public or your office in regard to the financial and/or engineering facts of this Special Taxing District. We further recommend that the County Mayor or County Mayor's designee forward the attached report to the Board after review and concurrence with our findings.

Attachments:
(1) Copy of Petition and Attachments
(2) Copy of HES Rate Schedule
(3) Copy of HES Street Lighting Agreement Form
(4) Copy of Memo from Department of Regulatory and Economic Resources
(5) District Boundaries and Geographical Location Sketch (Exhibit A)

MIAMI-DADE COUNTY ATTORNEY'S OFFICE
M E M O R A N D U M

TO: Liset Romero-Lopez
Chief, Special Assessment Districts Division

FROM: Ryan Carlin RC
Assistant County Attorney

DATE: June 23, 2026

SUBJECT: Abess South Multipurpose Maintenance and Street Lighting Special Taxing District

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Please be advised that I have reviewed the above referenced petition and find it to be legally sufficient for the purposes stated within the Petition, provided that the areas to be maintained are adjacent to or accessible from the public right of way, and are accessible to or usable by the public.

Memorandum

Date: June 11, 2026

To: Basia Pruna, Deputy Clerk
Office of the Clerk of the Board
Attn: Jodi-Ann Gordon

From: Nadine Blake In lieu of
Liset Romero-Lopez, Chief
Special Assessment Districts Division
Parks, Recreation and Open Spaces Department

Subject: Abess South Multipurpose Maintenance and Street Lighting Special Taxing District

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

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

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

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

Attachment

c: Ryan Carlin

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

December 18, 2025
Document Preparation Date

Departmental Acceptance Date
(Government Use Only)

PETITION FOR MULTIPURPOSE AND STREET LIGHTING SPECIAL TAXING DISTRICT

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

We, the undersigned property owners, do hereby petition Miami-Dade County, Florida, for the creation of the Special Taxing District(s) required by the respective plat(s) pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, for any or all of the following: installation, operation and maintenance of Light Emitting Diode (LED) of an intensity of 5,000 up to 50,000 lumens, mounted on concrete, fiber glass or existing poles; landscape, lake, entrance features and wall maintenance services (requested landscape, lake, entrance features and wall maintenance services shall be more fully described on the attached Exhibit B). The petitioned for district lies within that portion of the unincorporated area of Miami-Dade County more fully described on the attached Exhibit A.

Tentative Plat(s) Name(s) **ABESS SOUTH (T-24862)**

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

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
TPG AG EHC III (LEN) MULTI STATE 6, LLC, a Delaware limited liability company **BY: ESSENTIAL HOUSING ASSET MANAGEMENT LLC,** an Arizona limited liability company, as its Authorized Agent **BY:** [redacted] **PRINT NAME:** Wendy Stoeckel **TITLE:** Authorized Representative	c/o Lennar Homes, LLC 5505 Waterford District Drive, 5th Floor Miami, FL 33126	MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"	30-7906-000-0330 30-7906-000-0295

STATE OF ARIZONA

COUNTY OF MARICOPA

I HEREBY CERTIFY that on this day, an officer duly authorized to take acknowledgements, personally appeared before me, [✓] by physical presence -OR- [ ] Online Notarization, Wendy Stoeckel, as Authorized Representative of Essential Housing Asset Management LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (LEN) MULTI STATE 6, LLC, a Delaware limited liability company, ☑ personally known to me, or ☐ who produced identification in the form of _____, and who executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 19 day of December, 2025.

[SEAL]

OFFICIAL SEAL
JAIME MARIE ADAMS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 686280
My Comm. Expires July 1, 2029

Notary Public State of Arizona: [signature]

Print Name: Jaime Marie Adams

My Commission Expires: 07/01/2029

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT "A" TO THE PETITION FOR THE PLAT KNOWN AS **ABESS SOUTH (T-24862_** DATED DECEMBER 18, 2025, FOR THE CREATION OF A STREET LIGHTING AND MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 40 FEET AND THE SOUTH 35 FEET USED FOR ROADS, ALSO LESS THOSE PORTIONS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED SEPTEMBER 2, 2005, IN OFFICIAL RECORDS BOOK 23742, PAGE 2833, OFFICIAL RECORDS BOOK 23742, PAGE 2835, OFFICIAL RECORDS BOOK 23742, PAGE 2838, OFFICIAL RECORDS BOOK 23742, PAGE 2840, OFFICIAL RECORDS BOOK 23742, PAGE 2842, OFFICIAL RECORDS BOOK 23742, PAGE 2844 AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED IN THAT CERTAIN WARRANTY DEED IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED DECEMBER 4, 2017, IN OFFICIAL RECORDS BOOK 30778, PAGE 2989 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "B"

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN ABESS SOUTH (T-24862).

DATED DECEMBER 18, 2025, FOR THE CREATION OF A STREET LIGHTING AND MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

AREAS TO BE MAINTAINED:

WITHIN THE PUBLIC RIGHT-OF-WAY:

- BERMS AND LANDSCAPING ALONG TRACT A

WITHIN THE PRIVATE ROAD COMMUNITY:

- LANDSCAPED AREA WITHIN TRACT A (EXEPT FOR THE MAIL KIOSK)

MAINTENANCE SCHEDULE:

A.) LAWN/GRASS
  1) CUT AS REQUIRED
  2) FERTILIZE AND WEED CONTROL AS NEEDED
  3) TREAT FOR PESTS/DISEASES AS NEEDED
  4) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE FOR SAME
  5) MULCHING – PERFORMED TWICE A YEAR OR AS NEEDED

B.) TREES/SHRUBS
  1) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED
  2) REPLACE AS REQUIRED

Note: THIS SPECIAL TAXING DISTRICT ENCOMPASES A PRIVATE DRIVE COMMUNITY AND THE MULTIPURPOSE MAINTENANCE COMPONENT OF THE DISTRICT SHALL BE **DORMANT**. SERVICE WILL ONLY COMMENCE FOLLOWING FAILURE (AS DEFINED IN A "GRANT OF PERPETUAL NON-EXCLUSIVE EASEMENT" SUBMITTED AT THE SAME TIME AS THIS PETITION) OF ANY HOME-OWNER'S ASSOCIATION AND/OR COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE THE REQUIRED SERVICES. ASSUMPTION OF MAINTENANCE SERVICES SHALL COMMENCE FOLLOWING ADOPTION OF THIS DISTRICT'S MULTIPURPOSE MAINTENANCE ASSESSMENT ROLL BY THE BOARD OF COUNTY COMMISSIONERS AT A PUBLIC HEARING. OTHER MAINTENANCE SERVICES MAY BE PROVIDED IN THE FUTURE AS SPECIFIED IN THE DISTRICT'S ORDINANCE AND AMENDMENTS THERETO. IN THE EVENT THIS DISTRICT IS ACTIVATED, THE FOLLOWING AREAS MAY BE MAINTENED

- OPEN SPACE LANDSCAPED AREAS, PRIVATED ROADS

(ROAD MAINTENANCE INCLUDES INFRASTRUCTURE REPAIR UPON ACTIVATION OF THE DORMANT MULTIPURPOSE DISTRICT)

(c) Upon termination of utility service(s) the deposit and accrued interest may be credited against the final account and the balance, if any, shall be returned. Should the customer request the utility hold the deposit for up to one (1) year for the customer's future service account, interest will not accrue during the suspension period.

(d) Any residential customer shall have their deposit refunded as of December 31 of the second anniversary date year after the initiation of service for such customer, provided such customer has no termination for non-payment of a utility bill, or have any convictions of tampering violations, or have five (5) or more late periods in a two-year period. Any such termination of service for the reasons as set forth above, shall, upon reinstitution of service, subject the customer to subsections (a), (b) and (c), as set forth above. Deposits provided by commercial or industrial customers shall be held by the city until final settlement of the consumer's accounts, and upon final settlement any unused balance of the deposit will be refunded.

(e) All interest computations made pursuant to this section shall be computed by using the annual average of the previous year of the largest South Florida institutions market account rates which is published weekly in the Miami Herald's business Monday section for purposes of computing the interest credit on utility deposits. Said interest on utility deposit shall be computed on the annual average and shall be credited as of December 31 of each calendar year.

(f) *Emergency service.* Electric meter turn-ons will be made from 8:00 a.m. to 6:00 p.m. Monday through Saturday. No electric turn-ons will be made after 6:00 p.m. Monday through Friday or all day Saturday and Sunday, except in an emergency situation. Emergency is defined as that set of factual circumstances which substantially affects the health of the customer and/or his family members. Application for emergency service must be made to the director of utilities or such supervisor as he may delegate in writing for this purpose. Deposits for emergency service must be made at the customer service office the first working day following the emergency connection.

(g) *High risk service.* Any customer whose electrical service shall be reconnected after disconnection for nonpayment shall provide the city with a high risk electrical service deposit equal to two (2) times the service deposit to the service address in question during the twelve-month period immediately preceding the disconnection of the service prior to the reconnection of service.

(h) Further, commercial and industrial customers may elect to provide the required deposit by a letter of credit or surety bond in lieu of a cash deposit. The letter of credit or surety bond shall be subject to approval as to form and legal sufficiency by the city attorney. If a letter of credit or surety bond is utilized in lieu of a cash deposit, the customer shall not be entitled to receive any interest on the deposit pursuant to this section.

(Ord. No. 88-02-12; § VIII, 2-15-88; Ord. No. 88-05-37, § 1, 6-6-88; Ord. No. 94-06-41, § 1, 6-20-94; Ord. No. 96-11-76, §§ 1, 2, 12-2-96; Ord. No. 00-07-26, § 2, 8-7-00; Ord. No. 2004-02-06, § 1, 2-17-04; Ord. No. 2013-03-10, § 3, 3-20-13; Ord. No. 2016-01-03, § 4, 1-20-16)

Sec. 28-256. Street lighting and rental outdoor lighting rates.

The following rates shall be charged for roadway and public property lighting, rental outdoor lighting for fixtures installed on existing city-owned poles and for customer owned street lighting. The rates set forth below may be adjusted periodically to reflect changes in maintenance, equipment and average energy cost to the city. There shall be no prorating of rental outdoor lighting charges.

(1) *Rental charge—Roadway and public property lighting:*

High Pressure Sodium Vapor
(Fixture type: Open bottom, cobra head, directional)

Fixture Type	*Lamp Initial Lumens*	*Lamp Watts*	*KWH/Mo Estimate*	*Monthly Rental Rate**
Open bottom	9,500	100	35	$ 7.80
Open bottom	16,000	150	57	9.52
Cobra head	16,000	150	57	9.95
Cobra head	27,500	250	121	13.15
Cobra head	50,000	400	182	17.98
Directional	16,000	150	57	10.76
Directional	27,500	250	121	13.66
Directional	50,000	400	182	18.21

*plus power cost adjustment.

High Pressure Sodium Vapor
(Decorative lighting—Underground distribution only)

Fixture Type	*Lamp Initial Lumens*	*Lamp Watts*	*KWH/Mo Estimate*	*Monthly Rental Rate**
Traditional	9,500	100	35	$ 7.86
Traditional	16,000	150	57	9.95
Contemporary	9,500	100	35	8.99
Contemporary	16,000	150	57	9.95
Contemporary	27,500	250	121	14.32
Acorn	9,500	100	35	11.13
Acorn	16,000	150	57	11.88

*plus power cost adjustment.

When a pole is required and electric service is overhead, the monthly charge for each pole shall be:

Wood pole	$6.26
Concrete pole	7.09

Where the distribution system is underground, the monthly charge for rental of the pole required to mount the light fixture shall be:

Concrete pole	$ 7.22
20' fiberglass pole	6.61
12' fiberglass pole	13.55

MDC021

GOVERNMENTAL ROADWAY LIGHTING AGREEMENT

Billing Account Number: _____

IN THIS AGREEMENT made this _____ day of _____ , 20-____, by and between _____

_____
(name and description of customer project)

it's successors and assigns (hereinafter referred to as "Customer") and the City of Homestead, Florida, a municipal corporation organized and existing under laws of the State of Florida (hereinafter referred to as "City"), in accordance with the following terms and conditions, the Customer requests from the City the following installation, removal or modification of roadway lighting facilities along _____

_____
(General description of boundaries)

located in _____ , Florida.
(City / County)

Installation / Removal of City owned facilities described as follows:

Install **Quantity**	Fixture Rating **(Lumens)**	Lamp Type **(HPSV, etc.)**	**Remove** **Quantity**	Fixture Rating **(Lumens)**	Lamp Type **(HPSV, etc.)**

Quantity **I=Installed R=Removed**	Pole Type **(Wood, etc.)**	Underground Conductors			
		Feet Under Paving		**Feet Not Under Paving**	

Modification to existing facilities other that described above:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions herein set forth, the parties hereto covenant and agree as follows:

CITY AGREES TO:

1. Install or modify the roadway lighting facilities described and identified above (hereinafter called the Roadway Lighting System).

2. Furnish to the Customer the electric energy necessary for the operation of the Roadway Lighting System, and furnish such other services specified in this Agreement, all in accordance with the terms of the currently effective Roadway Lighting rate schedule or any successive Roadway Lighting rate schedule approved by the appropriate regulatory authority.

CUSTOMER AGREES TO:

3. Purchase from the City all electric energy consumed for the operation of the Roadway Lighting System.

4. Be responsible for the payment, when due, of all bills issued by the City pursuant to the City's currently effective Roadway Lighting rate schedule or any successive Roadway Lighting rate schedule approved by the appropriate regulatory authority, for the electric energy, facilities and service furnished by the City in accordance with this Agreement.

5. Provide access, final grading and when requested, good and sufficient easements, suitable construction drawings showing the location of existing and proposed structures, identification of all underground facilities within or near pole or trench locations, and appropriate plats necessary for planning and completing the construction of City facilities associated with the Roadway Lighting System.

6. Perform any clearing, compacting, removal of stumps or other obstructions that conflict with construction, and drainage of rights-of-way or easements required by the City to accommodate the roadway lighting facilities.

7. Pay a contribution in the amount of $ prior to the commencement of the requested installation or modification.

8. Maintenance of and repair to the Roadway Lighting System shall be conducted in accordance with Section 28-377 of the City Code.

IT IS MUTALLY AGREED THAT:

9. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. Such written notice shall be by certified mail and shall be given not less than ninety (90) days before the date of expiration of the initial ten(10) year term, or any extension thereof.

10. Modifications to the facilities provided by the City under this Agreement, other than for maintenance, may only be made through the execution of an additional Roadway Lighting Agreement delineating the modifications to be accomplished. Modification of City roadway lighting facilities is defined as the addition of roadway lighting facilities; the removal of roadway lighting facilities and the replacement of such facilities and /or additional facilities.

    Modifications will be subject to the costs identified in the currently effective Roadway Lighting rate schedule or any successive Roadway Lighting rate schedule approved by the appropriate regulatory authority.

11. At the request of the Customer, the City will relocate the roadway lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such requested relocation of City roadway lighting facilities. Payment shall be made by the Customer in advance of any relocation.

12. The City may, at anytime, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.

13. In the event roadway lighting facilities covered by this Agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for the payments to the City of an amount equal to the original installed cost of the facilities provided by the City under this Agreement less any salvage value and any depreciation (based on current depreciation rates as approved by the City Finance Director) plus removal cost.

14. Should the Customer fail to pay any bills rendered and due pursuant to this Agreement or otherwise fail to perform the obligations contained in this Agreement, such obligations being material and going to the essence of this Agreement, the City, at any time thereafter, may cease to supply electric energy or service until the Customer has paid the bills due or has fully cured such other breach of this Agreement. Any failure of the City to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by the City, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.

15. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy or by causes not under the control of the party thus prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of the City, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.

16. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the parties.

17. Failure to enforce or insist upon compliance with any of the terms or conditions of this Agreement shall not constitute a general waiver, or relinquishment of any such terms or conditions, but the same shall be and remain at all times in full force and effect, nor shall either party be stopped to enforce or to seek relief from prior breach.

17. This Agreement constitutes the entire Agreement between the parties with respect to the facilities referenced herein and supersedes all prior Agreements or representations, either oral, written or otherwise between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by the City to any third parties.

18. This Agreement is subject to the General Rules and Regulations for Electric Service and the Ordinances of the City of Homestead, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the General Rules and Regulations for Electric Services and the Ordinances of the City of Homestead, the provisions of the General Rules and Regulations shall control, as they are now written, or as they may be hereafter revised, amended or supplemented. If any term or provision of the Agreement shall be held invalid or unenforceable, the remaining terms and provisions of the Agreement shall remain in full force and effect and such invalid, illegal or unenforceable term or provision shall be deemed not to be a part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective on the day and year first written above.

Charges and Terms Accepted:

	City of Homestead
_____	
Customer (Print or type name of Organization)	
By: _____	By: _____
Signature (Authorized Representative)	(Signature)
_____	_____
(Print or type name)	(Print or type name)
TITLE: _____	TITLE: _____

Memorandum

Date: September 16, 2026

To: Lourdes Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Jerry Bell, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

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

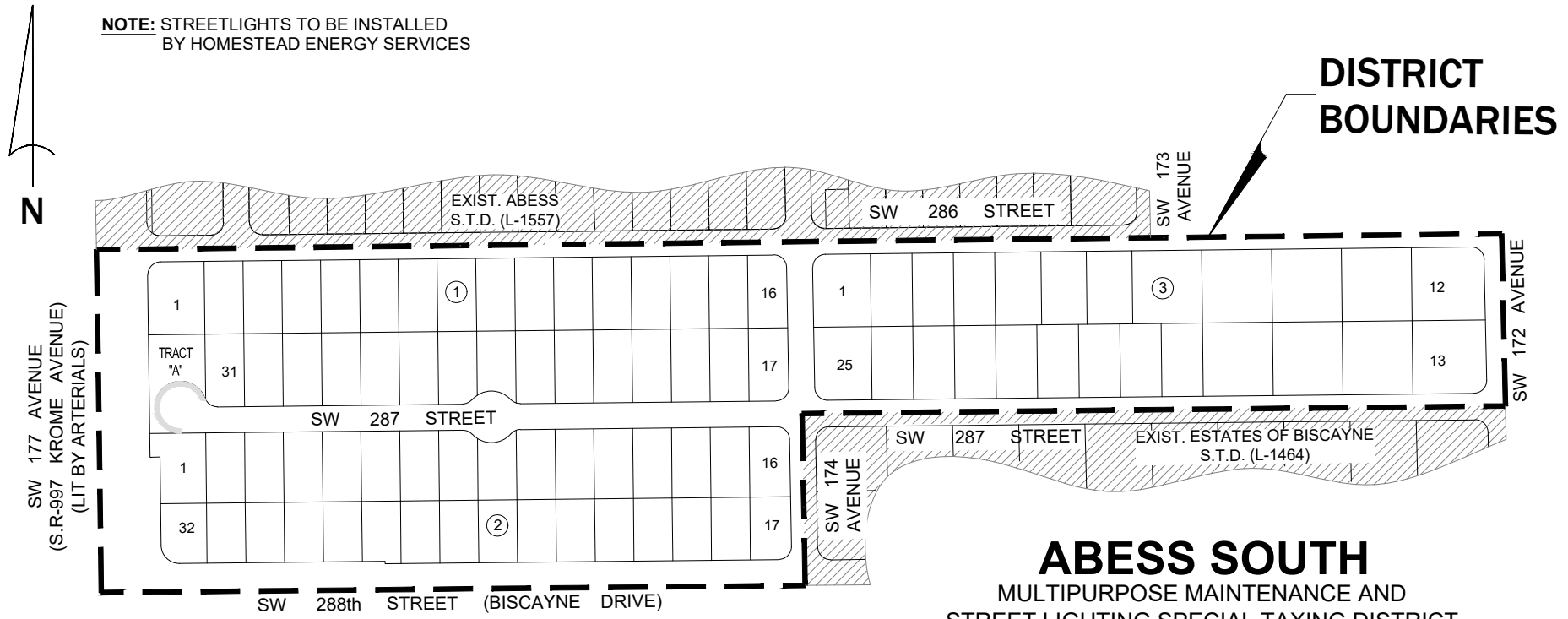
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All tentative plats in the unincorporated area of Miami-Dade County submitted to the Development Services Division (Land Development Section) of the Regulatory and Economic Resources Department (RER), must comply with the special taxing districts requirements of the Miami-Dade County Code (the Code) including, but not limited to street lights, maintenance of landscape, walls adjacent to double frontage lots, entrance features and lakes. Final Plats will not be presented to the Board of County Commissioners for consideration until the applicable special taxing districts are created, and all fees have been paid. In that regard, to ensure expeditious processing, this Memorandum may serve, through September 30, 2027, as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2030-2040 Comprehensive Development Master Plan (CDMP). Capital Improvement Element Policy CIE-4A states: “Appropriate funding mechanisms will be adopted and applied by Miami-Dade County and the Miami-Dade County Public Schools in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special taxing districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible” (CDMP P. IX-9). The provision for services over and above minimum standards required for neighborhoods and communities may be accomplished through special taxing districts as may be prescribed by the Code.

RER has no objection to a blanket approval with condition to establish future special taxing districts as limited to requests for street lighting, landscape maintenance, walls adjacent to double frontage lots and lake maintenance districts. The previously noted special taxing districts may be established on the condition that the RER Development Services Division review all landscape maintenance districts and lake maintenance districts for consistency with Landscape Code (Chapter 18A) Section 18A-6(L) Storm Water Retention/Detention Areas.

JB:GR:ad

NOTE: STREETLIGHTS TO BE INSTALLED BY HOMESTEAD ENERGY SERVICES



ABESS SOUTH

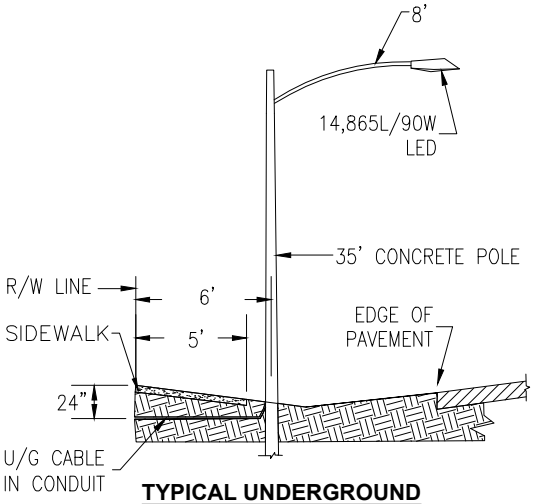
MULTIPURPOSE MAINTENANCE AND
STREET LIGHTING SPECIAL TAXING DISTRICT

27 - ROADWAY (14,865 LUMENS / 90 WATTS, 4000K) LED BRACKET-ARM STREETLIGHTS MOUNTED ON CONCRETE POLES.

6 - ROADWAY (14,865 LUMENS / 90 WATTS, 4000K) LED BRACKET- ARM STREETLIGHTS MOUNTED ON CONCRETE POLES TO BE TRANSFERRED FROM ABESS SPECIAL TAXING DISTRICT (L-1557) FOR BILLING PURPOSE ONLY.

EXISTING STREETLIGHTS.

SHADING DENOTES AREAS TO BE MAINTAINED.
SEE ATTACHED SHEET FOR SERVICE DESCRIPTIONS AND LOCATIONS.



TYPICAL UNDERGROUND INSTALLATION N.T.S.

L-1563 / M-939 (COMM. 0008)
SECTION: 06-57-39

EXHIBIT "A"

(BOUNDARIES & GEOGRAPHICAL LOCATION SKETCH)

ATTACHMENT TO EXHIBIT A
ABESS SOUTH MULTIPURPOSE MAINTENACE AND
STREET LIGHTING SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

WITHIN THE PUBLIC RIGHT-OF-WAY:

- BERMS AND LANDSCAPING ALONG TRACT "A"

WITHIN THE PRIVATE COMMUNITY:

- LANDSCAPED AREA WITHIN TRACT "A" (EXCEPT THE MAIL KIOSK)

MAINTENANCE SCHEDULE:

A.) LAWN/GRASS
1) CUT AS REQUIRED
2) FERTILIZE AND WEED CONTROL AS NEEDED
3) TREAT FOR PESTS/DISEASES AS NEEDED
4) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE FOR SAME
5) MULCHING – PERFORMED TWICE A YEAR OR AS NEEDED

B.) TREES/SHRUBS
1) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED
2) REPLACE AS REQUIRED

Note: THIS SPECIAL TAXING DISTRICT ENCOMPASSES A PRIVATE COMMUNITY AND THE MULTIPURPOSE MAINTENANCE COMPONENT OF THE DISTRICT SHALL BE **DORMANT**. SERVICE WILL ONLY COMMENCE FOLLOWING FAILURE (AS DEFINED IN A "GRANT OF PERPETUAL NON-EXCLUSIVE EASEMENT" SUBMITTED AT THE SAME TIME AS THIS PETITION) OF ANY HOME-OWNER'S ASSOCIATION AND/OR COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE THE REQUIRED SERVICES. ASSUMPTION OF MAINTENANCE SERVICES SHALL COMMENCE FOLLOWING ADOPTION OF THIS DISTRICT'S MULTIPURPOSE MAINTENANCE ASSESSMENT ROLL BY THE BOARD OF COUNTY COMMISSIONERS AT A PUBLIC HEARING. OTHER MAINTENANCE SERVICES MAY BE PROVIDED IN THE FUTURE AS SPECIFIED IN THE DISTRICT'S ORDINANCE AND AMENDMENTS THERETO. IN THE EVENT THIS DISTRICT IS ACTIVATED, THE FOLLOWING AREAS MAY BE MAINTAINED:

- OPEN SPACE LANDSCAPED AREAS, TRACT "A" (EXCEPT THE MAIL KIOSK)

MEMORANDUM

(Revised)

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

DATE: November 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 4(C)

Please note any items checked.

_____	**"3-Day Rule" for committees applicable if raised**
_____	**6 weeks required between first reading and public hearing**
_____	**4 weeks notification to municipal officials required prior to public hearing**
_____	**Decreases revenues or increases expenditures without balancing budget**
_____	**Budget required**
_____	**Statement of fiscal impact required**
_____	**Statement of social equity required**
_____	**Ordinance creating a new board requires detailed County Mayor's report for public hearing**
✓	**No committee review**
_____	**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. 4(C)
11-17-26

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE NORTH BY SW 286 STREET, ON THE EAST BY SW 172 AVENUE, ON THE SOUTH BY SW 288 STREET (BISCAYNE DRIVE) AND ON THE WEST BY SW 177 AVENUE (S.R.-997 / KROME AVENUE), KNOWN AND DESCRIBED AS ABESS SOUTH MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT; IDENTIFYING SERVICES TO BE PROVIDED; AUTHORIZING AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO CAUSE TO BE MAINTAINED AND OPERATED VARIOUS PUBLIC IMPROVEMENTS AND TO PROVIDE FOR THE INSTALLATION OF STREETLIGHTS; APPROVING A STREET LIGHTING AGREEMENT WITH HOMESTEAD ENERGY SERVICES AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE AGREEMENT; WAIVING PROVISIONS OF RESOLUTION NO. R-130-06; AND PROVIDING FOR EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

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

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

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

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

Section 2. In accordance with the provisions of chapter 18 of the Code, a special taxing district to be known and designated as the Abess South Multipurpose Maintenance and Street Lighting Special Taxing District in Miami-Dade County, Florida, is hereby created and established in the unincorporated area of Miami-Dade County.

Section 3. The area or boundaries of this Special Taxing District, generally bounded on the north by SW 286 Street, on the east by SW 172 Avenue, on the south by SW 288 Street (Biscayne Drive), and on the west by SW 177 Avenue (S.R.-997 / Krome Avenue), and located entirely within Commission District 8, are as follows:

> A portion of Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida (a.k.a. Abess South, Tentative Plat # T-24862); being more particularly described as follows:
>
> The South 1/2 of the SW 1/4 of the NW 1/4 of Section 6, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the West 40.00 feet and the South 35.00 feet used for roads, also less those portions conveyed to the State of Florida Department of Transportation by warranty deed, recorded September 2, 2005, in Official Records Book 23742, Page 2833, Official Records Book 23742, Page 2835, Official Records Book 23742, Page 2838, Official Records Book 23742, Page 2840, Official Records Book 23742, Page 2842, Official Records Book 23742, Page 2844 and except that portion of the property conveyed in that certain Warranty Deed in favor of the State of Florida Department of Transportation, recorded December 4, 2017, in Official Records Book 30778, Page 2989 of the Public Records of Miami-Dade County, Florida.
>
> And
>
> The North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

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

Section 4. The improvements and/or services to be provided in this Special Taxing District will consist of the following:

A) Maintenance of landscaped swales, medians, common areas, any entrance features, wetlands, lakes, and the exterior faces of any fencing or walls within the Special Taxing District's boundaries abutting public rights-of-way, including maintenance of turf, trees, shrubs, irrigation, and utility payments should any association or community development district fail to provide these services. The Special Taxing District will also maintain the private road areas if there is a failure to provide maintenance within the private road areas as defined in a non-exclusive easement granted to Miami-Dade County and recorded in the Public Records.

B) Street lighting services within public rights-of-way, as described in the Report.

Section 5. A) Multipurpose Maintenance – Initially, services will be provided by petitioner. The current estimate of combined costs of the multipurpose maintenance services and operations by the Special Taxing District, if activated, including engineering, administration, billing, collecting and processing, is $5,561.42 ($0.0058 per assessable square foot). The assessments will be adjusted based on actual costs.

B) Street Lighting Services – The installation of such street lighting will be accomplished pursuant to an agreement between Miami-Dade County and Homestead Energy Services. The expected costs of the installation and operation of the Special Taxing District's services, including maintenance, electricity, engineering, administration, billing, collecting and processing, for the first year are provided by petitioners and estimated to be $67,529.90. The expected costs of the Special Taxing District's services for the second year are estimated to be $15,952.28 The expected estimated cost per assessable front foot of real property within the Special Taxing District for the second year is $2.0928 The succeeding years' assessments will be adjusted based on actual costs.

Section 6. The entire cost of the Special Taxing District's improvements and/or services shall be specially assessed. It is hereby declared that said improvements and/or services will be a special benefit to all properties within the Special Taxing District and the total amount of special assessments to be levied as aforesaid will not be in excess of such special benefit.

Section 7. A) Multipurpose Maintenance - If the multipurpose maintenance services are activated, Miami-Dade County, as administrator of this Special Taxing District's maintenance programs, is directed to provide service by the most effective and efficient means available on a yearly basis, as detailed in the Report, which is made a part hereof by reference. If there is a proposed significant change to the level of service to be provided, the Department of Parks, Recreation, and Open Spaces shall conduct a meeting in the community, inviting all affected Special Taxing District property owners for the purpose of reviewing the Special Taxing District's budget and level of service.

B) Street Lighting Services - The proposed street lighting agreement between Miami-Dade County and Homestead Energy Services is hereby approved and made a part hereof by reference. The provisions of Resolution No. R-130-06 are hereby waived because adoption of this Ordinance is a precursor to the future execution of said agreement, which will not occur until development within the Special Taxing District occurs.

Section 8. A) Multipurpose Maintenance - If the multipurpose maintenance services are activated, the County Mayor or County Mayor's designee is authorized and directed to cause to be made the maintenance and operation of various public improvements to be installed within the Special Taxing District in accordance with the provisions of this Ordinance.

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

Section 9. The County Mayor or County Mayor's designee is authorized and directed to cause the installation of said streetlights to be accomplished within the Special Taxing District in accordance with the provisions of said agreement and the terms of this Ordinance.

Section 10. The County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk one Preliminary Assessment Roll for the street lighting services in accordance with the provisions of sections 18-14 and 18-22.1 of the Code. In the event that the multipurpose maintenance services are activated, the County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk one Preliminary Assessment Roll for those services in accordance with the provisions of section 18-14 of the Code. As authorized by section 197.3632, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. Unless paid when due, such special assessments shall be deemed delinquent and payment thereof may be enforced by means of the procedures provided by the provisions of chapter 197, Florida Statutes, and section 18-14 of the Code, including possible loss of title.

Section 11. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, and recorded in the appropriate book of records.

Section 12. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code.

Section 13. The provisions of this Ordinance shall become effective 10 days after the date of its enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:

Ryan Carlin