Memorandum

Date:	November 17, 2026
To:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners
From:	Daniella Levine Cava Mayor
Subject:	Ordinance Amending Ordinance No. 18-89 Relating to the Maral Homes Street Lighting Special Taxing District

Agenda Item No. 4(E)

Executive Summary

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

Recommendation

In accordance with Article I, Chapter 18, of the Code of Miami-Dade County (Code), it is recommended that the Board approve the attached amendment to the boundaries of the Maral Homes Street Lighting Special Taxing District (Special Taxing District), created by Ordinance No. 18-89, to include contiguous properties. Amending the Special Taxing District boundaries to encompass new contiguous areas is more cost-effective and efficient than creating a separate special taxing district for the additional properties. In addition, the merger of these two areas will provide greater efficiency and lower administrative costs for the amended area as a whole. The services within the amended special taxing district will be of special benefit to all of the properties therein. Inclusion of said properties into the Special Taxing District will meet the subdivision lighting requirement pursuant to Chapter 28 of the Code.

Scope

This Special Taxing District lies within Commission District 8, which is represented by County Commissioner Danielle Cohen Higgins, and will provide street lighting services to the contiguous properties.

Fiscal Impact/Funding Source

Expanding the existing Special Taxing District will result in no economic impact on the County's budget, and there will be no increase or decrease in County staffing. The developer, pursuant to section 18-2 of the Code, is required to fund the initial costs for the expanded area's first year's lease of the equipment and electricity costs to operate all additional streetlights to the Special Taxing District's street lighting system and all incidental costs incurred by the County to amend the Special Taxing District's boundaries.

The economic impact on the expanded area's residents will be a perpetual annual special assessment for the cost of street lighting to all property owners within the Special Taxing District. Homestead Energy Services (HES) is the owner of the system and derives revenues from the Special Taxing District. HES's contractors and subcontractors may increase their staffing levels to provide the service requirements created by expanding this Special Taxing District.

Social Equity Statement

The proposed Ordinance amends the Special Taxing District, pursuant to Article 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 expanded area will pay special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District's services, regardless of their demographics, and that the total estimated amount of the special assessment to be levied would not be in excess of such special benefit. The amendment of the 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 for higher intensity spotlighting at specific locations, and accommodate future County lighting standards. Pursuant to section 18-20.2 of the Code regarding notice to purchasers of new residential property, it shall be the obligation of a seller of new residential property to provide the purchaser thereof with notice either of the existence of a special taxing district created pursuant to this Chapter of the Code or of a pending petition to create such a special taxing district. The notice shall be provided in the manner set forth in section 18-20.2 of the Code.

Track Record/Monitor

The 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.

Background

The Special Taxing District was created by Ordinance No. 18-89 on September 5, 2018. In accordance with the provisions of Chapter 18 of the Code, a petition to amend the Special Taxing District, duly signed by 100% of the owners of property within the proposed expansion area, was filed with the Clerk of the Board (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 expanded boundaries of the Special Taxing District, an estimate of the cost of the improvements and/or services to be provided, the need for and desirability of the Special Taxing District, the ability of the affected properties to bear the special assessments, certifies that the improvements and/or services to be provided conform to the master plan of Miami-Dade County, and recommends that the Special Taxing District be amended to provide a special benefit to all property within the Special Taxing District.

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

Current District Boundaries:	On the North, SW 304 Street (King's Highway); On the East, Canal C-103-1 Right-of-Way; On the South, Theoretical SW 306 Street; On the West, SW 159 Avenue.
District Boundaries as Amended:	District Boundaries not affected by amendment.
Number of Parcels:	2 (Tentative plat proposes 17 Single-family homes).
Number of Owners:	1
Number of Owners with Homestead Exemption Signing Petition:	None – The petition was submitted by Bluenest Homes 8, LLC., the sole property owner and developer of the proposed expansion area.
Type of Improvements:	It is expected that the Special Taxing District will install, operate, and maintain five (5) – 14,000 Lumens, 4000K bracket-arm LED streetlights mounted on concrete poles and six (6) – 8,400 Lumens, 4000K, Traditional Post-Top LED streetlights mounted on fiberglass poles. At the discretion of the RER Director, RER reserves the right to adjust the quantity, style, and luminosity of the street lighting installations, for reasons including, but not limited to, changes in field conditions, to address safety concerns, to provide for lighting continuity between contiguous Street Lighting Special Taxing Districts on connecting roadways, to allow higher intensity spotlighting at specific locations, and to accommodate future County lighting standards.
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 amendment of the Special Taxing District. As pursuant to section 18-3(d), a

	public notice will be duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof will be mailed to all owners of taxable real property within the boundaries of the amended Special Taxing District as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll.
Preliminary Public Meeting:	None necessary.
Required Referendum:	The amendment of the Special Taxing District will be subject only to Board approval; no election will be necessary.
Revised Assessment Roll:	Submitted on the same agenda as a separate agenda item for consideration and adoption by the Board and contingent upon the approval of this Special Taxing District's amending Ordinance. The implementation of the revised assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.
Estimated Completion:	Winter 2027
Estimated Initial Billing:	November 2028. Assessment billed annually as an itemized portion of the Real Property tax bill.
Estimated Cost of Amendment Paid by Petitioner for the Additional Properties:	$47,146.18
Estimated Total Annual Cost to Entire District:	$4,785.26
Estimated Annual Costs to Properties in the Amended District:	
Per Assessable Front Foot:	$3.5078
For a Typical Interior Lot:	$284.13
For a Typical Corner Lot:	$312.19

The above annual costs and assessment information are based on the expected lighting services to be provided by the Special Taxing District, as amended, and are subject to change in the event that the Special 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. Amendment of this Special Taxing District to provide this service is the best and most cost-effective method to achieve this benefit.

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

Attachment

Roy Coley
Deputy Mayor

ATTACHMENT A

REPORT AND RECOMMENDATIONS
ON THE AMENDMENT OF MARAL HOMES
STREET LIGHTING SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY, FLORIDA

Pursuant to Chapter 18 of the Code of Miami-Dade County (Code), and as a result of a detailed investigation of a duly petitioned for amendment to a Special Taxing District, the following facts are submitted by the Miami-Dade County Department of Regulatory and Economic Resources (RER) Director concerning the amendment of Maral Homes Street Lighting Special Taxing District's (Special Taxing District) boundaries to include contiguous properties.

1. BOUNDARIES OF THIS DISTRICT

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

> Portions of Section 8, Township 57 South, Range 39 East of Miami-Dade County, Florida (a.k.a. Bluenest Palm Villas, Tentative Plat #T-25185); being more particularly described as follows:
>
> A portion of the following described parcel of land; the W1/2 of the NW1/4 of the NE1/4 of the SE1/4 of Section 8, Township 57 South, Range 39 East, less the North 35.00 feet and lying West of Canal C-103, lying and being in Miami-Dade County, Florida and being more particularly described as follows:
>
> Begin at the NW corner of the above described parcel of land; thence N89°34'53"E along a line 35.00 feet south of and parallel with the north line of the SE1/4 of said Section 8 for 190.33 feet; thence S01°16'53"E for 230.03 feet; thence S89°34'53"W for 190.42 feet to a point on the west line of the NW1/4 of the NE1/4 of the SE¼ of said Section 8; thence N01°15'33"W along at the west line of the NW1/4 of the NE1/4 of the SE1/4 of said Section 8 for a distance of 230.02 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida.
>
> AND
>
> The NW1/4 of the NE1/4 of the SE1/4 of Section 8, Township 57 South, Range 39 East, containing ten acres of land, more or less.
>
> LESS
>
> A portion of the following described parcel of land; the W1/2 of the NW1/4 of the NE1/4 of the SE1/4 of Section 8, Township 57 South, Range 39 East, less the north 35.00 feet and lying west of Canal C- 103, lying and being in

Miami-Dade County, Florida and being more particularly described as follows:

Begin at the NW corner of the above described parcel of land; thence N89°34'53"E along a line 35.00 feet south of and parallel with the north line of the SE1/4 of said Section 8 for 190.33 feet; thence S01°16'53"E for 230.03 feet; thence S89°34'53"W for 190.42 feet to a point on the west line of the NW1/4 of the NE1/4 of the SE1/4 of said Section 8; thence N01°15'33"W along at the west line of the NW1/4 of the NE1/4 of the SE1/4 of said Section 8 for a distance of 230.02 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida.

The amended Special Taxing District's boundaries and geographical location are shown on the attached sketch entitled Maral Homes Street Lighting Special Taxing District (Amendment) and hereinafter referred to as "Exhibit A".

2. LOCATION OF THE INSTALLATIONS TO BE CONSTRUCTED

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

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

The cost of the streetlights in this Special Taxing District will be continual and is based on a revised estimate using Rate Schedule prepared by Homestead Energy Services (HES) and approved by the Florida Public Service Commission, copies of which are 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, 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.

Estimated Annual District Costs	Amendment Costs	Ongoing Costs
6 – 8,400 Lumens, 4000K LED Luminaires	$642.96	$642.96
5 – 14,000 Lumens, 4000K LED Luminaires	$676.80	$676.80
5 – Concrete Poles	$495.00	$495.00
6 – Fiberglass Poles	$684.00	$684.00
1,620 Ft. – Underground Wiring	$1,215.00	$1,215.00
Annual Fuel Adjustments (Based on 4,356 KWH at $0.03863 per KWH)	$168.27	$168.27

Estimated Annual District Costs (Cont'd)	**Amendment Costs**	**Ongoing Costs**
Franchise Cost (Based on 6% of $3,882.03)	$232.92	$232.92
HES Installation Costs	$30,522.80	$0.00
Subtotal Street Lighting Services Costs	$34,637.75	$4,114.95
Engineering and Administrative Costs	$8,299.46	$82.70
Billing, Collecting and Processing Costs	$4,733.50	$192.50
Contingencies	$9,534.14	$395.11
Street Lighting Costs Paid by Petitioner	$57,204.85	$4,785.26
Petition Resubmittal Fee	$1,500.00	$0.00
Creation & First Year's Lighting Funding Paid (Year 2018)	($11,558.67)	
Total Costs Covered by Petitioner for the Additional Properties	$47,146.18	
Total Ongoing Costs to Overall District		$4,785.26

Estimated Total Annual District Assessments	**Initial Costs**	**Ongoing Costs**
Per Assessable Front Foot:	Costs to be	$3.5078
For a Typical Interior Lot:	Provided by	$284.13
For a Typical Corner Lot:	Petitioner	$312.19

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

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

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

5. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT

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

the streetlights installed pursuant to this amendment will provide special benefits to properties within the Special Taxing District's amended boundaries exceeding the amount of special assessments to be levied.

6. PROCEDURE

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

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

Following the amendment of the Special Taxing District by the Board, the petitioner's plat shall not be placed on a Commission agenda for approval prior to receipt of the payment from the developers for the initial cost incidental to the amendment. 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 continue to pay to HES all costs associated with the ongoing costs of service.

7. RECOMMENDATION

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

Attachments:
(1) Copy of Petition and Attachments
(2) 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 11, 2026

SUBJECT: Amendment of the Maral Homes 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 street lighting purposes only.

Memorandum

MIAMI-DADE COUNTY

Date: June 3, 2026

To: Basia Pruna, Director, Clerk of the Board
Clerk of Court and Comptroller
Attn: Shania Momplaisir
Nadine Blake In lieu of

From: Liset Romero-Lopez, J.D., Chief
Special Assessment Districts Division
Parks, Recreation and Open Spaces Department

Subject: Amendment of the Maral Homes Street Lighting Special Taxing District

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In reference to the subject petition, we hereby certify that, in compliance with Section 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 Section 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

cc: Ryan Carlin

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

Document Preparation Date 8/20/25

Departmental Acceptance Date (Government Use Only)

PETITION FOR STREETLIGHTING SPECIAL TAXING DISTRICT

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

We, the undersigned property owner(s), do hereby petition Miami-Dade County, Florida, to amend ordinance No-18-89 pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, expanding the boundaries of the "Maral Homes" street lighting special taxing district to include and provide special taxing district services to those property lying generally between SW 304th St and SW 304 th Terrace and theoretical SW 158 Place and SW 159 Ave for any or all of the following: installation, operation and maintenance of Light Emitting Diode (LED) of an intensity of 5,000 up to 50,000 lumens, mounted on concrete, fiber glass or existing poles. The petitioned for district lies within that portion of the unincorporated area of Miami-Dade County more fully described on the attached Exhibit A.

Tentative Plat(s) Name(s) and Number Bluenest Palm Villas (T-25185)

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

OWNER'S NAME & SIGNATURE	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
Salim Chraibi Bluenest Homes LLC	5201 Blue Lagoon Dr. St. 160 Miami 33126		30-7908-000-0501/0500
		MORE FULLY	
		DESCRIBED ON	
		THE ATTACHED	
		"EXHIBIT A"	

STATE OF FLORIDA
COUNTY OF Dade

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization, this 20 day of August, 2025, by Salim Chraibi as Manager for Bluenest Homes LLC

(✓) Personally Known or ( ) Produced Identification
Type of Identification Produced: _____

(SEAL)

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

Notary Public, State of Florida
My Commission Expires: April 6 2027

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT A TO THE PETITION FOR THE PLAT KNOWN AS Bluenest Palm Villas (T-25185) DATED 08/20/2025

Legal Description:

30-7908-000-0500
A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LESS THE NORTH 35.00 FEET AND LYING WEST OF CANAL C- 103, LYING
AND BEING IN DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND;
THENCE N89°34'53"E ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR 190.33 FEET; THENCE S01°16'53"E FOR 230.03 FEET; THENCE S89°34'53"W FOR 190.42 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST¼ OF SAID SECTION B; THENCE N 01°15'33"W ALONG AT THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 230.02 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.
30-7908-000-0501
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHT (8). TOWNSHIP FIFTY-SEVEN (57) SOUTH, RANGE THIRTY NINE(39) EAST, CONTAINING TEN (10) ACRES OF LAND, MORE OR LESS. LESS:
BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE N89°34'53"E ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR 190.33 FEET; THENCE S01°16'53"E FOR 230.03 FEET; THENCES89°34'53"W FOR 190.42 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OFTHE NORTHEAST 1/4 OF THE SOUTHEAST¼ OF SAID SECTION 8; THENCE N 01°15'33"W ALONG AT THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 230.02 FEET.TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.

Folio No(s).:

30-7908-000-0501 + 30-7908-000-0500

ESTIMATE OF RATES FOR HOMESTEAD ENERGY SERVICES (HES)
(Based on HES's LED Lighting Solution 4/1/25 Revision)

MONTHLY RATES FOR LED FIXTURES

Fixture Type	Lamp Initial Lumens	Lamp Watts	KWH/Mo. Estimate	Monthly Rental Rate
Cobra Head	14,000	259	39	$18.76
Cobra Head	29,000	110	92	$11.28

MONTHLY RATES FOR POLES USED ONLY FOR LIGHTING FACILITIES

Pole Type		Monthly Rental Rate
Wood Pole		$7.19
Concrete Pole		$8.25
Fiberglass Pole		$8.50
Decorative Pole		$23.50

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

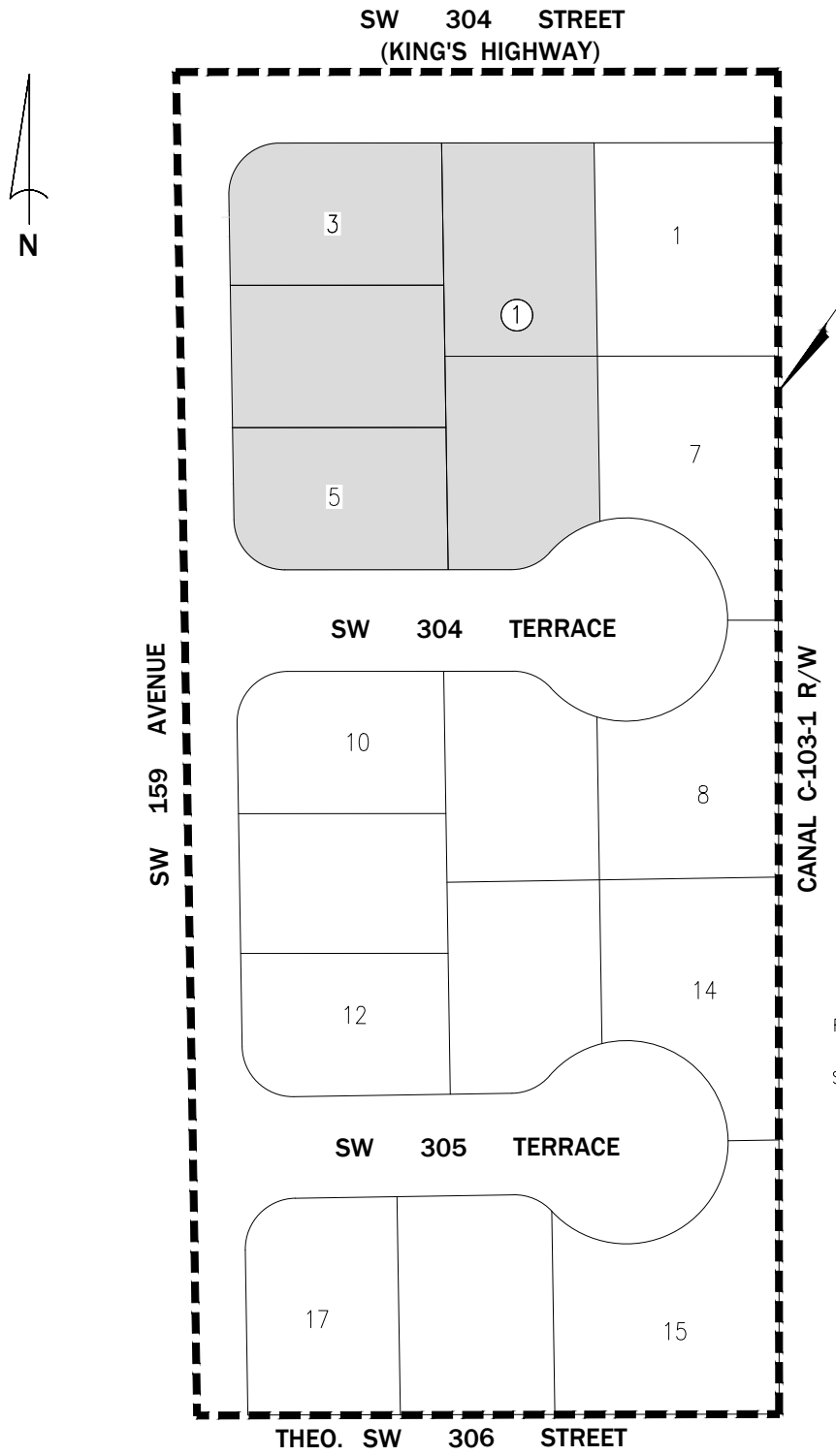
Subject: Street lighting, Maintenance of Landscape, Walls Adjacent to Double Frontage Lots, Entrance Features and Lakes – Special Taxing Districts

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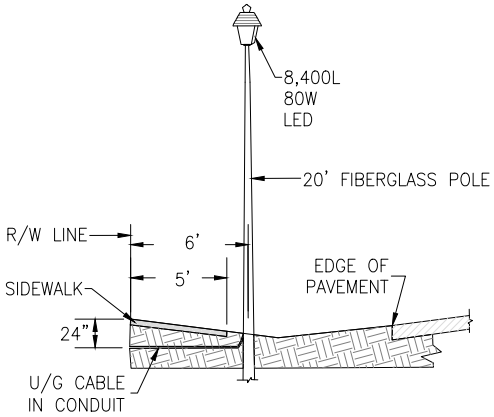
All tentative plats in the unincorporated area of Miami-Dade County submitted to the Development Services Division (Land Development Section) of the Regulatory and Economic Resources Department (RER), must comply with the special taxing districts requirements of the Miami-Dade County Code (the Code) 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.

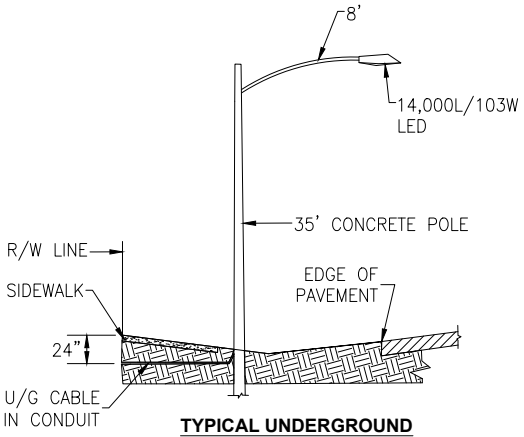
JB:GR:ad



DISTRICT BOUNDARIES



TYPICAL UNDERGROUND INSTALLATION N.T.S.



TYPICAL UNDERGROUND INSTALLATION N.T.S.

MARAL HOMES (AMENDMENT)

STREET LIGHTING SPECIAL TAXING DISTRICT

6 - AEL (8,400 LUMENS / 80 WATTS, 4000K) POST - TOP LED STREETLIGHTS MOUNTED ON NEW FIBERGLASS POLES.

5 - ROADWAY (14,000 LUMENS / 103 WATTS, 4000K) COBRA HEAD LED STREETLIGHTS MOUNTED ON NEW CONCRETE POLES.

SHADING DENOTES AREAS TO BE ANNEXED.

L-1368 (COMM. 0008)
SECTION: 08 - 57 - 39

EXHIBIT "A"
(BOUNDARIES & GEOGRAPHICAL LOCATION SKETCH)

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(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. 4(E)
11-17-26

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 18-89, EXPANDING THE BOUNDARIES OF MARAL HOMES STREET LIGHTING SPECIAL TAXING DISTRICT TO ADD CONTIGUOUS PROPERTIES, AND TO BE GENERALLY BOUNDED, AS AMENDED, ON THE NORTH BY SW 304 STREET (KING'S HIGHWAY), ON THE EAST BY CANAL C-103-1 RIGHT-OF-WAY, ON THE SOUTH BY THEORETICAL SW 306 STREET, AND ON THE WEST BY SW 159 AVENUE; IDENTIFYING SERVICES TO BE PROVIDED; AUTHORIZING AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE FOR THE INSTALLATION OF STREETLIGHTS; APPROVING A STREET LIGHTING AGREEMENT WITH 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. Section 2 of Ordinance No. 18-89 is hereby amended to read as follows:[1]

Section 2. In accordance with the provisions of chapter 18 of the Code, a special taxing district, to be known and designated as the Maral Homes Street Lighting Special Taxing District in Miami-Dade County, Florida, is hereby >>amended<< in the unincorporated area of Miami-Dade County.

Section 3. The area or boundaries of this >>amended<< Special Taxing District, generally bounded on the North by SW 304 Street (King's Highway) [[~~and by theoretical SW 304 Terrace~~]], on the East by Canal C-103-1 Right-of-Way, on the South by theoretical SW 306 Street, and on the West by SW 159 Avenue [[~~and by theoretical SW 158 Path~~]], and located entirely within Commission District 8, are as follows:

[[~~A portion~~]] >>Portions<< of Section 8, Township 57 South, Range 39 East of Miami-Dade County, Florida >>(a.k.a. Bluenest Palm Villas, Tentative Plat #T-25185)<<; being more particularly described as follows:

>>A portion of the following described parcel of land;<< the W1/2 of the NW1/4 of the NE1/4 of the SE1/4 of Section 8, >>Township 57 South, Range 39 East,<< less the north 35.00 feet and lying west of Canal C-103, >>lying and being in Miami-Dade County, Florida and being more particularly described as follows:<< [[~~and less the following described parcel of land;~~]]

Begin at the northwest corner of the above described parcel of land; thence N89°34'53"E along a line 35.00 feet south of and parallel with the north line of the SE1/4 of said Section 8 for 190.33 feet; thence S01°16'53"E for 230.03 feet; thence S89°34'53"W for 190.42 feet to a point on the west line of the NW1/4 of the NE1/4 of the SE¼ of said Section 8; thence N01°15'33"W along the west line of the NW1/4 of the NE1/4 of the SE1/4 of said Section 8 for a distance of 230.02 feet to the point of beginning [[~~(a.k.a. Maral Homes, Tentative Plat #T-23955).~~]] >>, lying and being in Miami-Dade County, Florida.

AND

The NW1/4 of the NE1/4 of the SE1/4 of Section 8, Township 57 South, Range 39 East, containing ten acres of land, more or less.

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

LESS
A portion of the following described parcel of land; the W1/2 of the NW1/4 of the NE1/4 of the SE1/4 of Section 8, Township 57 South, Range 39 East, less the north 35.00 feet and lying west of Canal C-103, lying and being in Miami-Dade County, Florida and being more particularly described as follows:

Begin at the NW corner of the above described parcel of land; thence N89°34'53"E along a line 35.00 feet south of and parallel with the north line of the SE1/4 of said Section 8 for 190.33 feet; thence S01°16'53"E for 230.03 feet; thence S89°34'53"W for 190.42 feet to a point on the west line of the NW1/4 of the NE1/4 of the SE1/4 of said Section 8; thence N01°15'33"W along at the west line of the NW1/4 of the NE1/4 of the SE1/4 of said Section 8 for a distance of 230.02 feet to the Point of Beginning, 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 3. Improvements and/or services to be provided in this Special Taxing District will consist of street lighting services within public rights-of-way of the contiguous properties, as described in the Report.

Section 4. The installation of such street lighting within the expanded area will be accomplished pursuant to an agreement between Miami-Dade County and Homestead Energy Services. The expected costs of the installation and operation of the Special Taxing District's services, including maintenance, electricity, engineering, administration, billing, collection and processing, for the additional properties for the initial year are provided by the petitioner and are estimated to be $47,146.18. The expected ongoing costs for the overall Special Taxing district's services are estimated to be $4,785.26. The expected estimated cost per assessable front foot of real property within the Special Taxing District is $3.5078. The succeeding years' assessments will be adjusted based on actual costs.

Section 5. The entire cost of the Special Taxing District's improvements and/or services shall be specially assessed. It is hereby declared that said services will be a special benefit to all properties within the amended Special Taxing District and the total amount of special assessments to be levied as aforesaid will not be in excess of such special benefit.

Section 6. The proposed street lighting agreement between Miami-Dade County and Homestead Energy Services is hereby approved and made a part hereof by reference. The provisions of Resolution No. R-130-06 are waived because adoption of this Ordinance is a precursor to the future execution of said agreement, which will not occur until development within the amended Special Taxing District occurs.

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

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

Section 9. The County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk one Revised Assessment Roll for the street lighting services, in accordance with the provisions of sections 18-14 and 18-22.1 of the Code. As authorized by section 197.3632, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. Unless paid when

due, such assessments shall be deemed delinquent and payment thereof may be enforced by means of the procedures provided by the provisions of chapter 197, Florida Statutes, and section 18-14 of the Code, including possible loss of title.

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

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

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

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:

Ryan Carlin