

MEMORANDUM

Agenda Item No. 8(H)(3)

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

DATE: June 26, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution relating to the TRX Warehouse Street Lighting Special Taxing District located entirely within the boundaries of the City of Doral, and bounded on the north by theoretical NW 65 Street, on the east by NW 99 Avenue, on the south by theoretical NW 64 Street, and on the west by NW 102 Avenue; transferring the Special Taxing District to the City of Doral in accordance with section 18-3.1 of the Code; waiving election pursuant to two-thirds vote of members present; approving and authorizing the County Mayor to execute an Interlocal Agreement with the City of Doral for the transfer; and authorizing the County Mayor to take all actions necessary to effectuate same

Resolution No. R-575-25

The accompanying resolution was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Commissioner Juan Carlos Bermudez.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Memorandum



Date: June 26, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Approving the Transfer of TRX Warehouse Street Lighting Special Taxing District to the City of Doral

Recommendation

On August 31, 2020, the Board of County Commissioners (Board) passed Ordinance No. 20-84, and created the TRX Warehouse Street Lighting Special Taxing District (Special Taxing District), located entirely within the boundaries of the City of Doral (City). Section 1.01 of the Home Rule Charter and section 18-3.1 of the Code of Miami-Dade County (Code), vests this Board with the power to designate the governing body of a municipality as the governing body of an existing special taxing district if the municipality assumes any and all liabilities of the special taxing district. The transfer of this Special Taxing District is requested pursuant to Resolution No. 20-32 of the City Council of the City of Doral passed on February 12, 2020, and attached hereto. As such, it is recommended that the Board approve the attached resolution and Interlocal Agreement authorizing the transfer of the Special Taxing District to the City in accordance with the section 18-3.1 of the Code. Further, it is recommended that the Board authorizes the transfer of this Special Taxing District waiving by two-thirds (2/3) vote of the members present the requirement to hold an election authorizing said transfer. Waiver of election is appropriate in this case as no qualified electors reside within the Special Taxing District.

Scope

This proposed Special Taxing District lies within Commission District 12, which is represented by County Commissioner Juan Carlos Bermudez.

Fiscal Impact/Funding Source

Transfer of this Special Taxing District will result in no economic impact on the Miami-Dade County (County) budget.

Social Equity Statement

The proposed resolution transfers a special taxing district pursuant to section 18-3.1 of the Code. If approved, the City will be the new governing body for the Special Taxing District, and the property owners within the Special Taxing District will continue to 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.

Track Record/Monitor

The Special Taxing District transfer will be managed by the Parks, Recreation and Open Spaces Department (PROS) and overseen by the Chief of the Special Assessment Districts Division, Liset Romero-Lopez.

Delegation of Authority

The resolution transferring the Special Taxing District to the City authorizes the County Mayor or Mayor's designee to effectuate an interlocal agreement with the City for the transfer in substantially the form attached hereto.

Background

Contingent upon approval of the transfer of this Special Taxing District by this Board, and waiver of election by two-thirds (2/3) vote of the members present, in accordance with section 18-3.1 of the Code, the City will become the governing body as provided in the Interlocal Agreement between the County and the City, and will become responsible for all past and future liabilities of the Special Taxing District. The final transfer will be accomplished pursuant to the attached Interlocal Agreement between the County and the City, and will be assisted by PROS.

Boundaries: On the North, Theoretical NW 65 Street;
 On the East, NW 99 Avenue;
 On the South, Theoretical NW 64 Street;
 On the West, NW 102 Avenue.

In accordance with the requirements of section 18-3.1 of the Code, I recommend that this Special Taxing District be transferred to the City, if approved by the referendum required subsequent to the public hearing.



Roy Coley
Chief Utilities and Regulatory Services Officer

RESOLUTION No. 20-32

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SUPPORTING THE CREATION OF A LIGHTING SPECIAL TAXING DISTRICT FOR TRX WAREHOUSE (T-24301); AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT BETWEEN MIAMI-DADE COUNTY AND THE CITY OF DORAL FOR THE CREATION AND IMMEDIATE TRANSFER OF SAID DISTRICT TO THE CITY UPON CREATION PURSUANT TO SECTION 18-3.1 OF THE MIAMI-DADE COUNTY CODE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Miami-Dade County has recommended the need for the creation of a Special Taxing District for the purpose of providing lighting within and along the boundaries of the TRX Warehouse development; and

WHEREAS, recently, Miami-Dade County adopted section 18-3.1, Miami-Dade County Code, which allows the County and a municipality, by joint resolutions, to designate the governing body of such municipality as the governing body of a new Special Taxing District created wholly within the boundaries of such municipality; and

WHEREAS, the TRX Warehouse is located entirely within the City of Doral; and

WHEREAS, the City of Doral expresses its support for the creation and establishment of a lighting Special Taxing District for the TRX Warehouse (T-24301) and hereby requests immediate transfer of control and operations of the district upon its creation by Miami-Dade County; and

WHEREAS, the next steps in the process are for the Board of County Commissioners to establish the TRX Warehouse Special Taxing District (T-24301), adopt a resolution authorizing the transfer of the district to the City of Doral, and execution of an interlocal agreement between the City and the County relating to the transfer of the district.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF
THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made part hereof by this reference.

Section 2. Approval. The Mayor and City Councilmembers hereby express support for Miami-Dade County to create and immediately transfer control of the TRX Warehouse Special Taxing District for lighting to the City of Doral upon its establishment in accordance with Section 18-3.1 of the Miami-Dade County Code.

Section 3. Authorization. The City Manager is authorized to execute the interlocal agreement for transfer of the TRX Warehouse Special Taxing District upon its creation.

Section 4. Implementation. The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and the provisions of this Resolution.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

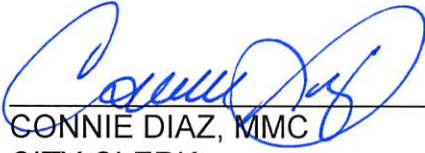
The foregoing Resolution was offered by Councilmember Mariaca who moved its adoption.

The motion was seconded by Councilmember Cabral and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Christi Fraga	Not Present at Time of Vote
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Absent / Excused
Councilwoman Claudia Mariaca	Yes

PASSED AND ADOPTED this 12 day of February, 2020.

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK



JUAN CARLOS BERMUDEZ, MAYOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

**TRANSFER OF THE TRX WAREHOUSE STREET LIGHTING SPECIAL TAXING
DISTRICT FROM MIAMI-DADE COUNTY TO THE CITY OF DORAL**

THIS AGREEMENT FOR TRANSFER OF THE TRX WAREHOUSE STREET LIGHTING SPECIAL TAXING DISTRICT TO BE CREATED BY MIAMI-DADE COUNTY (AGREEMENT), made and entered into this 15 day of February, 2025, by and between the **CITY OF DORAL, FLORIDA**, a municipal corporation of the STATE OF FLORIDA (hereinafter referred to as the “City”) and **MIAMI-DADE COUNTY**, a political subdivision of the STATE OF FLORIDA (hereinafter referred as the “County”).

WITNESSETH

WHEREAS, the City has requested the creation and immediate transfer of control of the TRX Warehouse Street Lighting Special Taxing District (“**Special Taxing District**”) from the County to the City such that the City Council will become the governing body responsible for the Special Taxing District; and

WHEREAS, the Special Taxing District was created pursuant to a petition signed by 100% of the property owners in the District; and

WHEREAS, the City and the County are mutually desirous of transferring the Special Taxing District to the City; and

WHEREAS, the County is immediately transferring the Special Taxing District to the City upon creation, and therefore the County will not establish or provide any services or assets to the Special Taxing District; and

WHEREAS, the City shall take full responsibility for the operation and maintenance of the Special Taxing District as determined herein, including exclusive responsibility for all pre-existing and future liabilities, whether known or unknown,

NOW, THEREFORE, in consideration of the covenants herein provided, the City of Doral and Miami-Dade County agree as follows:

1. The foregoing recitals are incorporated herein.
2. This Agreement shall become effective if passed pursuant to a joint resolution of the City and County transferring the Special Taxing District (“**Effective Date**”).
3. Twelve (12) days after the Effective Date, the Board of County Commissioners will no longer be the governing body of the Special Taxing District and the City Council shall be the governing board of the Special Taxing District (“**Transfer Date**”).
4. Prior to the Transfer Date, the County’s involvement with the Special Taxing District shall be exclusively administrative to effectuate the creation and immediate transfer of the Special Taxing District to the City.

5. On Transfer Date, the County will cease all involvement, and the City will be exclusively responsible for the Special Taxing District.
6. Beginning on the Effective Date, the City shall be responsible for all pre-existing and future liabilities of the Special Taxing District, whether known or unknown.
7. The City shall be responsible for establishing assessment rates and collecting assessments for the Special Taxing District. If the City intends on using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, the City shall comply with the requirements of section 197.3632 of the Florida Statutes and shall make such arrangements with the Miami-Dade County Office of the Property Appraiser and Miami-Dade County Tax Collector.
8. The City shall be responsible for arranging for the Special Taxing District's FPL account, to provide the street lighting services to the Special Taxing District.
9. The City shall be responsible for establishing its own protocols and policies for the administration, operation, maintenance, and assessment of the Special Taxing District.
10. The City shall be responsible for payment of all of the Special Taxing District's expenses. It is provided, however, that such payment of the Special Taxing District's expenses incurred by the City are properly chargeable to the Special Taxing District.
11. Within sixty (60) days of the Transfer Date, the County shall provide to the City a final financial reconciliation of all known liabilities for the Special Taxing District. Any omission from the final reconciliation shall not constitute a waiver by either the County or the City for payment to or from the Special Taxing District's account.
12. The County shall issue an invoice to the City for any deficit in the Special Taxing District's account, including, but not limited to, the costs to establish and transfer the Special Taxing District. The City shall pay the invoice within sixty (60) days of receipt. It is provided, however, that such expenses incurred by the City are properly chargeable to the Special Taxing District.
13. Pursuant to section 2-8.9 of the Code of Miami-Dade County, the City is encouraged to pay the Living Wage.
14. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, the City does hereby agree to indemnify and hold the County, its officials, employees and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Special Taxing District, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the City's operation of the Special Taxing District or the City's failure to maintain or operate the streetlights.

15. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the City and the County and shall remain in full force and effect and be binding on the City, and any permitted successors or assigns.
16. In the event that the City requests any third party to assume any of the responsibilities hereunder, the City acknowledges that such assumption shall not relieve the City from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the County to any liability for any damage, injury, or claim that may arise.
17. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the County's sovereign rights.
18. The language agreed to herein expresses the mutual intent and agreement of the County and the City, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.
19. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the Party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the City and County designate the following as the respective places for notice purposes:

City: City of Doral
8401 NW 53rd Terrace
Doral, Florida 33166

County : Miami-Dade County
Stephen P. Clark Center
111 Northwest First Street
Miami, Florida 33128

IN WITNESS WHEREOF, the City of Doral has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

ATTEST: **CITY OF DORAL, a municipal corporation**

By: 
City Clerk

By: 
City Manager

APPROVED AS TO LEGAL FORM
AND CORRECTNESS:



City Attorney

MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, FLORIDA

ATTEST:

By: _____
Mayor or Mayor's Date
Designee

JUAN FERNANDEZ-BARQUIN,
Clerk of the Court and Comptroller

By: _____
Deputy Clerk Date



MEMORANDUM

(Revised)

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

DATE: June 26, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(H)(3)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☒ Applicable legislation requires more than a majority vote (i.e., 2/3's present ☒, 2/3 membership ☐, 3/5's ☐, unanimous ☐, majority plus one ☐, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ☐, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ☐, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ☐) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved *Danielle Lami* Mayor
Veto _____
Override _____

Agenda Item No. 8(H)(3)
6-26-25

RESOLUTION NO. R-575-25

RESOLUTION RELATING TO THE TRX WAREHOUSE STREET LIGHTING SPECIAL TAXING DISTRICT LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE CITY OF DORAL, AND BOUNDED ON THE NORTH BY THEORETICAL NW 65 STREET, ON THE EAST BY NW 99 AVENUE, ON THE SOUTH BY THEORETICAL NW 64 STREET, AND ON THE WEST BY NW 102 AVENUE; TRANSFERRING THE SPECIAL TAXING DISTRICT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 18-3.1 OF THE CODE OF MIAMI-DADE COUNTY; WAIVING ELECTION PURSUANT TO TWO-THIRDS VOTE OF MEMBERS PRESENT; APPROVING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF DORAL FOR THE TRANSFER; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME

WHEREAS, the Board of County Commissioners ("Board") desires to transfer the TRX Warehouse Street Lighting Special Taxing District pursuant to section 18-3.1 of the Code of Miami-Dade County, Florida ("Code"),

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates the matters set forth in the foregoing recitals as part of this Resolution.

Section 2. Pursuant to section 18-3.1 of the Code, this Board waives election by two-thirds vote of members present and designates the governing body of the City of Doral as the governing body of the TRX Warehouse Street Lighting Special Taxing District.

Section 3. The City of Doral shall be responsible for all pre-existing and future liabilities, for the protection of any creditors, whether known or unknown.

Section 4. This Board hereby approves the Interlocal Agreement in substantially the form attached to the County Mayor's memorandum, both of which are incorporated by reference, between Miami-Dade County and the City of Doral and authorizes the County Mayor or County Mayor's designee to execute said agreement and to take all actions necessary to effectuate same.

Section 5. The City of Doral will take full control of the TRX Warehouse Street Lighting Special Taxing District as provided in the Interlocal Agreement.

The foregoing resolution was offered by Commissioner **Kionne L. McGhee**, who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	aye	Eileen Higgins	absent
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 26th day of June, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

RC

Ryan Carlin