

MEMORANDUM

Agenda Item No. 7(E)

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

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

FROM: Geri Bonzon-Keenan
County Attorney

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

Ordinance No. 26-48

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



Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum



Date: June 2, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

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

Executive Summary

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

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

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

Recommendation

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

Scope

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

Delegation of Authority

Upon approval of this item, the Clerk of the Board of County Commissioners is authorized to deliver to the Finance Director a copy of the assessment roll for the parcels and folios forming the OSSSBA as amended by this Ordinance, and to cause a duly certified copy of this ordinance, together with the assessment roll, to be filed and recorded in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida

Fiscal Impact/Funding Source

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

Social Equity Statement

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

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

Track Record/Monitor

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

Background

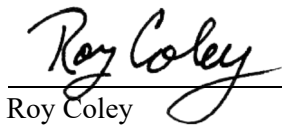
On April 9, 2019 the Board of County Commissioners, pursuant to Chapter 18 of Miami Dade County Code (the Code), adopted Ordinance 19-31 creating the OSSSBA for certain non-residential and non-institutional parcels within the area generally bounded by N.E. 186th Street, N.E. 187th Street, and N.E. 188th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

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

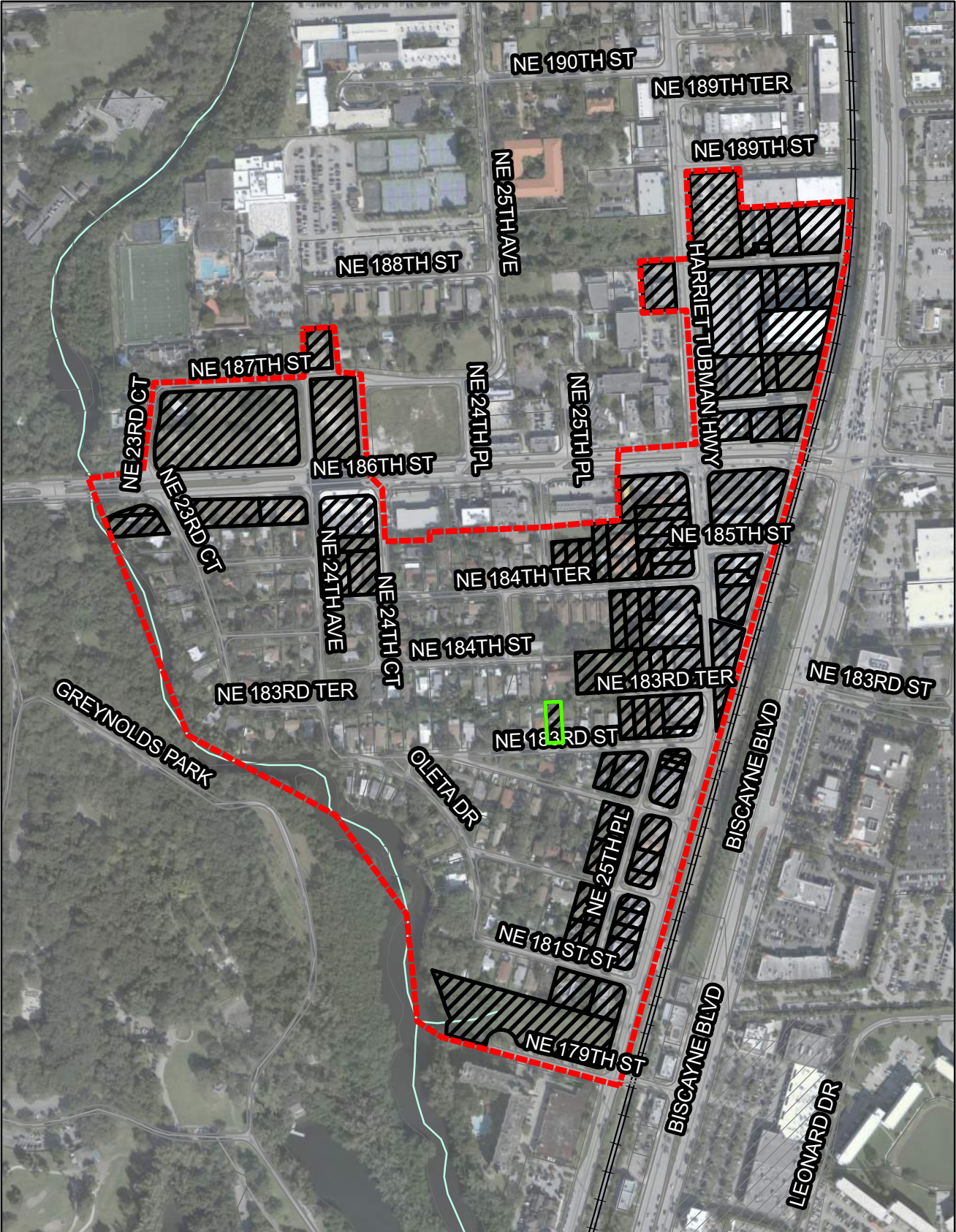
Pursuant to sections 18-21 and 18-14(4) of the Code, the County Mayor or County Mayor's designee caused assessment rolls to be prepared and filed with the Clerk of the Board. Each affected property owner was notified that the special assessments, when approved and confirmed pursuant to section 18-14(6) of the Code, will be placed on the 2026 real property tax bills and that, if these special assessments are not paid when due, the properties on which the special assessments are levied will be respectively subject to the same collection procedures as for ad valorem taxes, including possible loss of title. Pursuant to section 197.3632 of the Florida Statutes and section 18-14(5) of the Code, the County is required to publicly notice the hearing regarding the

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

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

A handwritten signature in cursive script, reading "Roy Coley", positioned above a horizontal line.

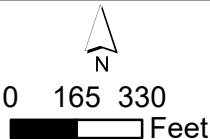
Roy Coley
Chief Utilities and Regulatory Services Officer



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

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

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



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

MDC005

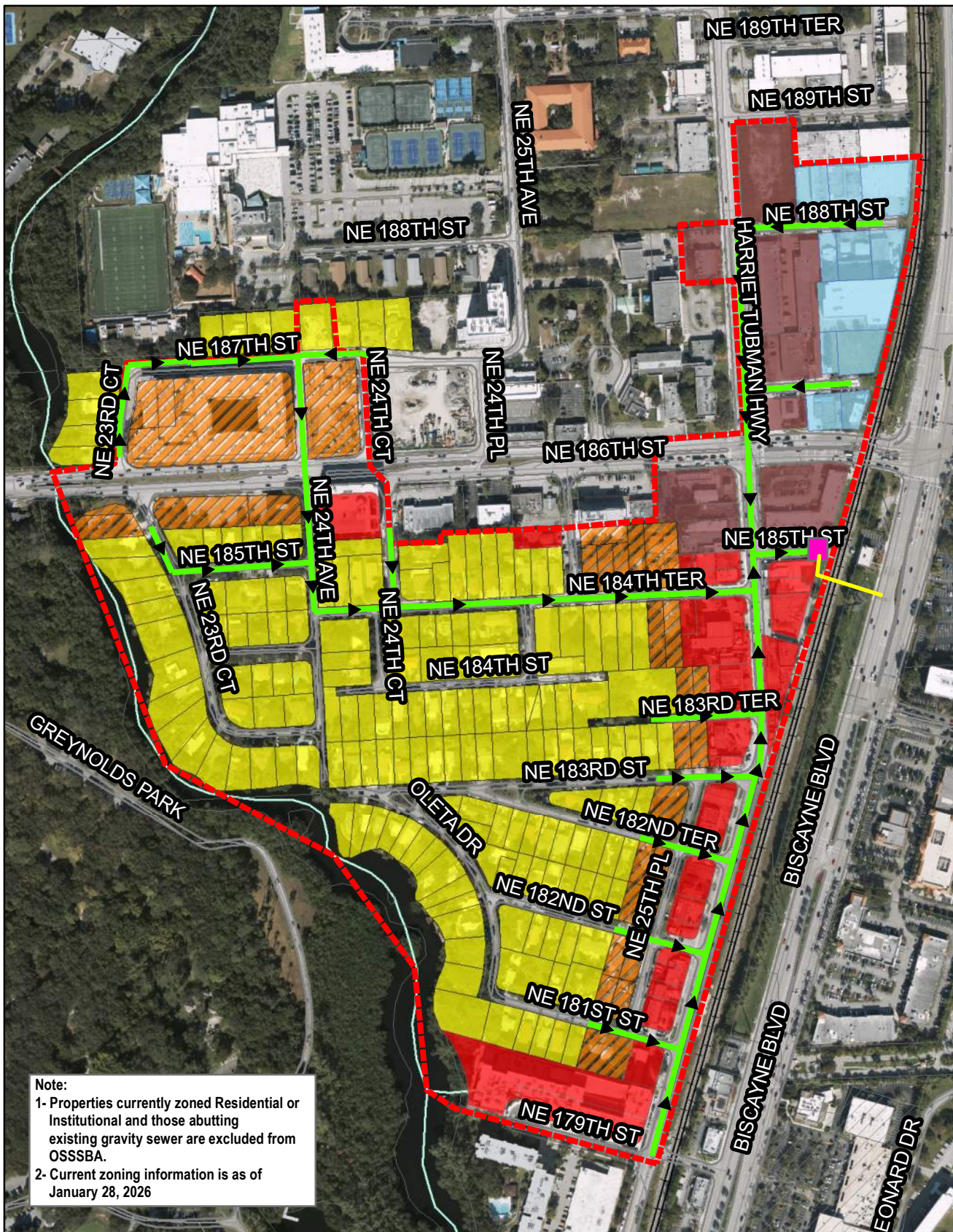
JAN 2026

EXHIBIT
A

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

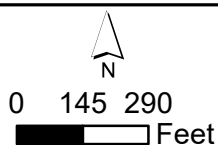
Exhibit B. Folios that form the Ojus Sanitary Sewer Special Benefit Area	
Folio	Property Address
3022040010200	2390 NE 186 ST
3022040020070	2400 NE 187 ST
3022040040010	Vacant Land - No Address
3022040040020	18550 NE 23 CT
3022040040030	Vacant Land - No Address
3022040090010	18310 W DIXIE HWY
3022040090050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

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



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

LEGEND	Planned improvements		Current Zoning	
	General OSSSBA Boundary	Force Main	Mixed Use Corridor	Residential
	Gravity Main	Pump Station	Mixed Use Corridor / Industrial	Residential Modified-Live/Work
			Mixed Use Main Street	



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

MDC008

JAN 2026

Attachment
1

Exhibit C

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

Exhibit C. FY 2026-2027 Ojus Sanitary Sewer Special Benefit Area Assessment Roll				
Folio	Lot Size (SqFt)	To be collected from previous years (\$)	Assessment Rate per SqFt (\$/SqFt)	Estimated Annual Assessment (\$)
3022040090060	7,050		0.5656	3,987.48
3022040090062	7,050		0.5656	3,987.48
3022040090100	7,050	11,962.44	0.5656	3,987.48
3022040090341	6,600		0.5656	3,732.96
3022040090350	15,064		0.5656	8,520.20
3022040090460	6,250		0.5656	3,535.00
3022040090470	6,775		0.5656	3,831.94
3022040090480	6,345		0.5656	3,588.73
3022040090580	6,250		0.5656	3,535.00
3022040090590	6,800		0.5656	3,846.08
3022040090591	6,560		0.5656	3,710.34
3022040090600	6,250		0.5656	3,535.00
3022040090680	16,500		0.5656	9,332.40
3022040090700	13,000		0.5656	7,352.80
3022040090770	20,096		0.5656	11,366.30
3022040090820	13,000		0.5656	7,352.80
3022040090870	7,800		0.5656	4,411.68
3022040090880	5,200		0.5656	2,941.12
3022040090890	5,200		0.5656	2,941.12
3022040090910	5,200		0.5656	2,941.12
3022040090920	5,200		0.5656	2,941.12
3022040090940	10,400		0.5656	5,882.24
3022040160010	11,588		0.5656	6,554.17
3022040610010	128,394		0.5656	72,619.65
3022090390010	103,240		0.5656	58,392.54
3022040520001 (Reference Folio)	5,981		0.5656	1,995.85
3022040520010 (Unit A)				
3022040520001 (Reference Folio)			0.5656	1,386.94
3022040520020 (Unit B)				
Total Estimated Cost of the Improvement (\$)*			\$21,223,217	
Total Estimated Annual Assessment (\$)			\$738,481	
Summary Section:	Total Area (SqFt)	Total to be collected from previous years	Average Assessment per Year Over Loan Term (\$)	
	1,305,660	11,962.44	9,348	
3022040090100	Parcel to be added this time February 2026, special assessment from 2023 needs to be paid as lump sump			
3022030130010	Parcels that have already paid the full assesment (total of seven)			

* includes 1% for tax collectors office

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



MEMORANDUM

(Revised)

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

DATE: June 2, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 7(E)

Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(E)
6-2-26

ORDINANCE NO. 26-48

ORDINANCE AMENDING THE BOUNDARIES OF THE OJUS
SANITARY SEWER SPECIAL BENEFIT AREA (OSSSBA) IN
MIAMI-DADE COUNTY, FLORIDA BY ADDING ONE
PROPERTY; RATIFYING THE NON-AD VALOREM
ASSESSMENT ROLL, RATES AND ASSESSMENTS FOR THE
OSSSBA FOR THE FISCAL YEAR COMMENCING OCTOBER
2026 AND ENDING SEPTEMBER 30, 2027; AND PROVIDING
SEVERABILITY, EXCLUSION FROM THE CODE AND AN
EFFECTIVE DATE

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

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

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

Section 1. This Board hereby adopts and incorporates the foregoing recitals and the accompanying memorandum as if stated herein.

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

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

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

Section 4. After duly advertised public hearing, this Board has received written objections, if any, and heard testimony from all interested persons and, based on the special benefits to the properties within the OSSSBA parcels described in Exhibit A and B to the accompanying memorandum, hereby determines that the assessments shown on the assessment roll are in proportion to the special benefits accruing to the respective parcels of real property appearing on said assessment rolls and that the levies of the assessments are needed to fund the cost of providing sewer infrastructure for parcels identified within this service area. Said assessment rolls (a copy of which are made a part hereof by reference) are approved, adopted, and confirmed pursuant to section 18-14(6) of the Code of Miami-Dade County, Florida.

Section 5. All assessments made upon said assessment rolls shall constitute a special assessment lien upon real property so assessed from the date of the confirmation of such assessments, in accordance with the provisions of sections 18-21 and 18-14(8) of the Code of Miami-Dade County, Florida.

Section 6. All assessments shall be payable in accordance with section 18-14(7) of the Code of Miami-Dade County, Florida. As authorized by section 197.3632, Florida Statutes, all special assessments levied and imposed under the provisions of the various ordinances previously approved by the Board, shall be collected, subject to the provisions of chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. Unless paid when due, such assessments shall be deemed delinquent and payment thereof may be enforced by means of the procedures provided by the provisions of chapter 197, Florida Statutes, or section 18-14(8) of the Code of Miami-Dade County, Florida.

Section 7. Within 30 days from the effective date of this ordinance, the Clerk of the Board of County Commissioners is directed to deliver to the Finance Director a copy of the assessment roll, and to cause a duly certified copy of this ordinance, together with the assessment roll, to be filed and recorded in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

Section 8. Unless otherwise prohibited by law, this ordinance shall supersede all enactments of this Board including, but not limited to, ordinances, resolutions, implementing orders, regulations, rules, and provisions in the Code of Miami-Dade County in conflict herewith; provided, however, nothing in this ordinance shall amend or supersede the requirements of Ordinance 07-45, as amended.

Section 9. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 10. All provisions of this ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon override by this Board.

Section 11. It is the intention of the Board of County Commissioners and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

PASSED AND ADOPTED:

June 2, 2026

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Jorge Martinez-Esteve