

# Memorandum



**Date:** (Public Hearing 7-21-20)  
July 8, 2020

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

Agenda Item No. 5(H)

**From:** Carlos A. Giménez  
Mayor

**Subject:** Ordinance Approving, Adopting and Ratifying Special Taxing District Rates for Certain  
Street Lighting Special Taxing Districts

## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the attached Ordinance pertaining to the proposed FY 2020-21 assessment rates for the active street lighting Special Taxing Districts (Districts) listed in Exhibit A, attached hereto. All lots and parcels within the districts are unique due to their geographical boundaries, affected property owners, and level of service. Approval of this Ordinance is required to obtain the necessary funding to continue providing services for all lots and parcels. Of the total 1,001 active Special Taxing Districts, the attached Ordinance relates to the rates for 196 street lighting districts that are increasing, as reflected in Exhibit A. The Parks, Recreation and Open Spaces Department (PROS) has determined, and I concur, that the services provided by these Districts will offer special benefits to properties within each district, exceeding the amount of special assessments to be levied.

The proposed rate increases are necessary amongst other things to cover the cost of additional lighting, to account for projected increases in utility bills, and to reflect re-noticing costs. Further, some of these districts have depleted their carryover and their proposed rates represent the districts' true operational and administrative cost. Pursuant to Florida law and the Street Lighting Agreement approved by the Board during the creation of these districts, failure to approve these rates may result in suspension of services or accrued interest applied for lack of payment to the utility company, and those additional expenses would need to be passed on to the property owners in those districts.

Therefore, it is hereby recommended that the proposed rates in Exhibit A be approved and adopted.

## **Scope**

The scope of this item extends countywide.

## **Fiscal Impact/Funding Source**

The fiscal impact of this Ordinance is countywide, but only for those homeowners within the boundaries of one or more Special Taxing Districts. The total assessment in the Ordinance for these 196 districts with proposed rate increases is \$2,667,995.00 (Exhibit A). Of these 196 districts, 172 or 88%, are increasing by less than \$50.00. These active street lighting districts are composed of 39,106 folios. These funds will accrue from the special assessments paid by the property owners of folios within the active Special Taxing Districts. As per Section 1.01A(11) of the Miami-Dade County's Charter, expenses accrued for Special Taxing Districts on a yearly basis must be paid in the year they become due. The Charter provides that "[a]ll county funds for such districts shall be provided by service

charges, special assessments, or general tax levies within such districts only." Approval of these rates is necessary to ensure that the required funding is available to maintain current levels of service.

### **Social Equity Statement**

If approved, property owners within the affected Special Taxing Districts may have an increase in special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District services, regardless of their demographics or income levels.

### **Track Record/Monitor**

The implementation and operation of the Special Taxing Districts are monitored by Lorena Guerra-Macias, Chief of the Special Assessment Districts Division (Division) with PROS, and the financials are overseen by Christina Salinas Cotter, Assistant Director, PROS.

### **Background**

Miami-Dade County (County) creates Special Taxing Districts, at the request of residents or developers, to provide public improvements and special services. Chapter 18 of the County Code (Code) provides the legal framework for Special Taxing Districts. Pursuant to petition, notice and public hearing, the Board by various ordinances has established special taxing districts in the County for the following types of services:

1. Street Lighting - created in existing communities at their request and mandated by Code in new subdivisions within unincorporated County to provide lighting continuity along the public right-of-way;
2. Security Guard - provides stationary and/or roving patrols staffed by off-duty police officers or commercial guards;
3. Multipurpose Maintenance - includes, but is not limited to, landscape and lake maintenance; maintenance of swales, walls, and graffiti abatement for walls within or abutting the public right-of-way; and
4. Capital Improvement/Road Maintenance - provides for upgrades or improvements within public right-of-way; examples include water/sewer, drainage, utilities and other roadway improvements.

The County is currently responsible for the management and operation of 1,001 active Special Taxing Districts. Of these, 853 are Street Lighting Districts, 25 are Security Guard Districts, 121 are Multipurpose Maintenance Districts, and 2 are Capital Improvement/Road Maintenance Districts. The special assessments are levied on a unit basis for security guard services, road maintenance and service relocations; square-footage basis for multipurpose maintenance services; and front-footage basis for street lighting services and gas pipeline services.

Pursuant to section 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 2020 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 Florida Statute 197.3632 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 Florida Statute 197.3632, the Board is required to adopt non-ad valorem assessment rolls at a public hearing held between January 1st and September 25 for any district for which the rates will increase from the prior year. In order to meet the County's TRIM noticing deadline for non-ad valorem assessments, it is imperative that the item be approved to proceed to public hearing which has been noticed for July 21, 2020.

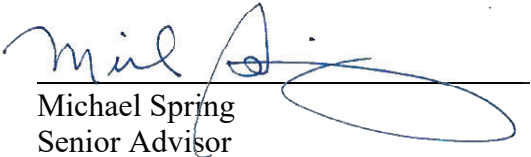
Pursuant to notices published, posted, and mailed to all property owners within the Special Taxing Districts, the Board will hold a public hearing upon the notification of the assessment rolls, and all interested persons will be afforded the opportunity to present their objections, if any, with respect to their assessments on such assessment rolls. Prior to the hearing, residents of districts with proposed rate increases will receive a required notice in the mail informing them of the public hearing. In addition, as required by law, staff will advertise the public hearing for impacted districts in a newspaper of general circulation. Finally, staff from the Division have reached out to impacted districts with organized associations to arrange for meetings with concerned residents and hosted an informational town hall meeting.

In accordance with section 18-19 of the Code, the Audit and Management Services Department (AMS) has been conducting annual audits on Special Taxing Districts. The most recent audit conducted for FY 2018 resulted in no adverse findings. AMS continues to provide oversight and PROS is working cooperatively with AMS to address any recommendations for improving the program.

The following are highlights of the progress resulting from the implementation of continuous improvements within the Division:

1. Transfers to Municipalities: Currently, the Division is in process of transferring to the City of Miami Gardens 25 street lighting districts within its municipal boundaries.
2. Legislative Items: In March 2019, Ordinance No. 19-22 was passed to allow for the conversion of outdated and/or obsolete lighting systems to the nearest equivalent Light-Emitting Diode (LED) technology. As a result of new technology, better street lighting services are now available via LED streetlights, which will provide for increased roadway illumination and reduced energy consumption, thereby enhancing the benefit to, and the safety of, properties served by such street lighting services. Currently, out of a total of 39,945 streetlights operated by Special Taxing Districts, 20,335 or 51% of those streetlights have been converted to LED throughout the County. The conversion of 55 districts included as part of phase 1 of the project has contributed savings to 44 districts or 80% of all the districts included in phase 1, which districts were included in the flat and decreasing item. The ten remaining districts from phase 1 are included in this item as a result of enhancements such as additional lights, or where lumen levels were increased as part of the conversion. Moving forward, it is anticipated that these districts will realize savings resulting from reduced maintenance costs.
3. Communications and Outreach: During FY 2019-20, the Division started conducting town hall meetings to inform and answer resident concerns prior to the passage of new Special Taxing Districts non-ad valorem assessment rates. Additionally, the Division updated the Division website in order to provide more information online.

- 4. Process Improvements: Since FY 2018-19, several initiatives have been undertaken to improve and streamline operations. For example, the Division employees have been tracking their time through an automated system that more precisely accounts for administrative costs. Recently, the Division has been reviewing the budget and streetlighting district implementation processes to identify areas for streamlining and efficiencies. Finally, the Division has been working with ITD to automate the rate setting process. This will allow for the budgets to be finalized earlier in the year and allow for more time to review. This endeavor is projected to be fully operational for the FY 2021-22 budget process.



Michael Spring  
Senior Advisor

**Proposed Fiscal Year 2020-21 Special Taxing Districts Assessment Rates**  
**(Assessments based on front footage)**  
**EXHIBIT A (Lighting Districts with Increasing Rates)**

District	District Description	FY2019-20 Current Rate	FY 2020-21 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact per Household/Folio
L0003	SUNSWEEP ISLE	0.2007	0.6115	198	16334	\$ 9,988.00	\$ 33.89
L0007	NARANJA PARK	0.4896	0.5206	243	28760	\$ 14,973.00	\$ 3.67
L0014	IVES ESTATES	0.4464	0.5696	1257	107161	\$ 61,039.00	\$ 10.50
L0043	CENTRAL CANAL	0.4223	0.5145	937	71057	\$ 36,559.00	\$ 6.99
L0046	NORTHWEST SHORES	0.4463	0.5925	1234	91087	\$ 53,969.00	\$ 10.79
L0049	SNAPPER CREEK PARK	0.4056	0.4807	260	29169	\$ 14,022.00	\$ 8.43
L0068	UNIVERSITY MANOR	0.4687	0.5708	329	29396	\$ 16,779.00	\$ 9.12
L0069	SOUTH MIAMI HEIGHTS	0.5417	0.5851	8946	715637	\$ 418,719.00	\$ 3.47
L0070	HIGHLAND GARDENS	0.7081	0.7741	163	14704	\$ 11,382.00	\$ 5.95
L0072	DARLINGTON MANOR	0.4725	0.5176	594	51760	\$ 26,791.00	\$ 3.93
L0083	NARANJA LAKES	2.2698	2.7805	364	6892	\$ 19,163.00	\$ 9.67
L0088	LEE MANOR	0.4236	0.4885	531	37486	\$ 18,312.00	\$ 4.58
L0091	BISCAYNE GARDENS ADDITION TWO	0.2638	0.5403	459	46738	\$ 25,253.00	\$ 28.15
L0094	CAPE FLORIDA	0.5530	0.6046	156	17346	\$ 10,487.00	\$ 5.74
L0108	BISCAYNE GARDENS THIRD ADDITION	0.3731	0.4268	619	54613	\$ 23,309.00	\$ 4.74
L0115	HARDWOOD VILLAGE	0.4239	0.4915	316	22329	\$ 10,975.00	\$ 4.78
L0116	LEE MANOR FIRST ADDITION	0.3671	0.5036	458	40665	\$ 20,479.00	\$ 12.12
L0125	COSTALL DORAL EAST	0.1749	0.2442	266	18424	\$ 4,499.00	\$ 4.80
L0129	LOYOLA WESTBROOKE	0.6648	0.7203	100	8394	\$ 6,046.00	\$ 4.66
L0137	LAZARUS ON RICHMOND	0.8036	0.8622	157	12923	\$ 11,142.00	\$ 4.82
L0142	WEST FLAGLER ESTATES	0.6341	0.7926	135	6160	\$ 4,882.00	\$ 7.23
L0154	CORAL HIGHLANDS	1.2427	1.4427	193	12144	\$ 17,520.00	\$ 12.58
L0174	WEST CHERRY GROVE	1.2636	1.3842	126	5073	\$ 7,022.00	\$ 4.86
L0175	BILBAO ESTATES	0.6631	0.7645	200	8927	\$ 6,825.00	\$ 4.53
L0176	LAS PALMAS	0.7960	0.8731	242	14896	\$ 13,006.00	\$ 4.75
L0179	HIGHLAND LAKES ESTATES	0.4484	0.6256	29	2545	\$ 1,592.00	\$ 15.55
L0181	THE FALLS	2.3074	2.5703	10	5664	\$ 14,558.00	\$ 148.91
L0182	WESTWIND LAKES	0.8241	0.8919	1394	71205	\$ 63,508.00	\$ 3.46

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L0185	ROYALE GREEN TOWNHOUSE	1.3142	1.5052	853	38527	\$ 57,991.00	\$ 8.63
L0189	GEM HOMES	0.7853	0.8278	359	29415	\$ 24,350.00	\$ 3.48
L0203	SUNSET WEST	0.9110	1.1603	1046	42831	\$ 49,697.00	\$ 10.21
L0205	CORAL WEST HEIGHTS	0.8170	0.8800	303	20314	\$ 17,876.00	\$ 4.22
L0210	THE LAKES	1.6961	1.9089	355	8864	\$ 16,920.00	\$ 5.31
L0213	ROYALE GREEN SECTION ONE	0.9346	1.0322	719	37371	\$ 38,574.00	\$ 5.07
L0221	BEN GRANOFF PARK	1.1687	1.3677	28	3634	\$ 4,970.00	\$ 25.83
L0230	SOUTH SPRINGS HOMES	1.5103	1.5692	22	2681	\$ 4,207.00	\$ 7.18
L0231	OAK PARK	0.4429	0.9491	555	38912	\$ 36,931.00	\$ 35.49
L0237	CUTLER COUNTRY GROVES	1.7563	1.8280	40	4887	\$ 8,933.00	\$ 8.76
L0253	WEITZER KILLIAN PLACE	0.8625	0.9887	34	3787	\$ 3,744.00	\$ 14.06
L0255	ROGER HOMES	1.2261	1.2990	128	6640	\$ 8,625.00	\$ 3.78
L0259	AMERICAN HOMES	1.4821	1.5491	193	11777	\$ 18,244.00	\$ 4.09
L0260	BISCAYNE GARDENS	0.5513	0.6055	154	15251	\$ 9,234.00	\$ 5.37
L0268	VILLA SEVILLA	0.9525	1.0611	129	6751	\$ 7,163.00	\$ 5.68
L0273	RIVERBEND	0.8278	0.8970	322	28397	\$ 25,472.00	\$ 6.10
L0279	ROYAL CUTLER ESTATES	1.8696	1.9272	21	2361	\$ 4,550.00	\$ 6.48
L0280	ALLISON ESTATES	1.7594	1.8301	16	2007	\$ 3,673.00	\$ 8.87
L0281	BARIMA ESTATES	1.3452	1.3818	78	8409	\$ 11,620.00	\$ 3.95
L0283	MIRELDA ESTATES	1.5656	1.6056	54	6293	\$ 10,104.00	\$ 4.66
L0285	BIRD LAKES SOUTH SECTION FOUR	0.7700	0.8607	142	7997	\$ 6,883.00	\$ 5.11
L0287	CUTLER COUNTRY GROVES FIRST ADDITION	2.1785	2.2494	62	8955	\$ 20,143.00	\$ 10.24
L0292	MICHELLE WOODS	1.9684	2.1204	15	2119	\$ 4,493.00	\$ 21.47
L0301	WEITZER HAMMOCKS HOMES	1.3131	1.3810	237	13684	\$ 18,898.00	\$ 3.92
L0309	HARTFORD PLACE	0.9127	0.9638	202	17062	\$ 16,444.00	\$ 4.32
L0314	AMERIHOMES	1.1978	1.2752	93	6670	\$ 8,506.00	\$ 5.55
L0316	FOREST LAKES	1.9957	2.2740	1182	27988	\$ 63,645.00	\$ 6.59
L0317	BRANDON PARK	0.6821	0.7358	310	27828	\$ 20,476.00	\$ 4.82
L0334	DAXAL SUBDIVISION	1.2629	1.3631	105	10137	\$ 13,818.00	\$ 9.67

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L0335	CENAL ESTATES	0.9968	1.0520	153	20866	\$ 21,951.00	\$ 7.53
L0336	GB ESTATES	1.1337	1.2108	157	13441	\$ 16,274.00	\$ 6.60
L0343	OAK CREEK	1.4313	1.5508	219	8221	\$ 12,749.00	\$ 4.49
L0351	HABITAT HOMES SOUTH	1.2556	1.3195	41	3365	\$ 4,440.00	\$ 5.24
L0359	VANESSA RANCH	1.2545	1.3568	153	9170	\$ 12,442.00	\$ 6.13
L0376	LE CHELLE ESTATES	2.3619	2.4254	25	2664	\$ 6,461.00	\$ 6.77
L0381	THOUSAND PINES	1.4785	1.5175	46	6147	\$ 9,328.00	\$ 5.21
L0388	CENTRO VILLAS NORTH	0.9879	1.0396	34	3135	\$ 3,259.00	\$ 4.77
L0397	SHOMA HOMES AT TAMIAMI TWO	1.6212	1.7373	231	12030	\$ 20,900.00	\$ 6.05
L0401	OAK CREEK SOUTH	1.4385	1.5270	100	7319	\$ 11,176.00	\$ 6.48
L0403	DORAL EQUESTRIAN CENTER	0.4938	0.5948	4	881	\$ 524.00	\$ 22.25
L0409	MARALEX HOMES	1.3114	1.4124	184	11159	\$ 15,761.00	\$ 6.13
L0417	GASSER SUBDIVISION	1.0965	1.3046	2	394	\$ 514.00	\$ 41.00
L0422	THE MANSIONS AT SUNSET SECOND ADDITION	1.7060	1.7672	22	2534	\$ 4,478.00	\$ 7.05
L0433	TABOR	1.8926	3.0194	2	207	\$ 625.00	\$ 116.62
L0434	STUART INTERNATIONAL SUBDIVISION	1.1016	1.1433	1	1201	\$ 1,373.00	\$ 50.08
L0446	TRANSAL CORPORATE PARK	1.4585	1.7729	11	4138	\$ 7,336.00	\$ 118.27
L0447	WESTPOINTE BUSINESS PARK	1.1947	1.2498	61	9324	\$ 11,653.00	\$ 8.42
L0452	CORSICA	1.2390	1.3341	117	9442	\$ 12,597.00	\$ 7.67
L0456	PVC ESTATES	0.7266	0.9094	26	2692	\$ 2,448.00	\$ 18.93
L0473	MANGUS SUBDIVISIONS SECTIONS ONE AND TWO	1.0571	1.1281	236	16030	\$ 18,083.00	\$ 4.82
L0488	BARCELONA ESTATES	1.2235	1.2798	31	2484	\$ 3,179.00	\$ 4.51
L0489	NELIA SUBDIVISION	1.1020	1.4007	7	634	\$ 888.00	\$ 27.05
L0498	KESSLER GROVES SECTIONS THREE AND FOUR	1.2387	1.2732	185	18761	\$ 23,887.00	\$ 3.50
L0500	WDLD SUBDIVISION	1.3380	1.5275	15	2006	\$ 3,064.00	\$ 25.34
L0505	HAMMOCKS ESTATES	1.1542	1.2099	154	11496	\$ 13,909.00	\$ 4.16
L0514	MARIA GARDENS	1.8284	1.9423	90	5279	\$ 10,253.00	\$ 6.68
L0519	PALAPALA	2.5873	2.6766	12	1410	\$ 3,774.00	\$ 10.49
L0520	VISCAYA VILLAS	2.1511	2.6916	1	642	\$ 1,728.00	\$ 347.00

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L0521	ANABAH GARDENS	2.0602	2.9857	1	349	\$ 1,042.00	\$ 323.00
L0534	MYSTIC PLACE	1.6560	2.2924	51	561	\$ 1,286.00	\$ 7.00
L0542	PALM SPRING ESTATES	0.8982	0.9640	164	13214	\$ 12,738.00	\$ 5.30
L0543	SALMA LAKE	1.4766	1.5304	82	5626	\$ 8,610.00	\$ 3.69
L0546	COSAR SUBDIVISION	1.4040	1.5115	63	4550	\$ 6,877.00	\$ 7.76
L0548	RED GARDENS	3.0512	3.9859	1	1134	\$ 4,520.00	\$ 1,059.95
L0557	MICC	1.1122	1.5141	144	12102	\$ 18,323.00	\$ 33.77
L0562	OLD CUTLER FOREST	2.6975	2.8055	9	1388	\$ 3,894.00	\$ 16.66
L0569	MITO ESTATES	2.5543	2.6384	11	1319	\$ 3,480.00	\$ 10.08
L0581	CORSICA PLACE	1.8478	1.9246	270	18048	\$ 34,735.00	\$ 5.13
L0613	SUNSET APARTMENTS	0.8422	0.9880	243	14889	\$ 14,710.00	\$ 8.93
L0623	JEFFERSON AT DORAL	2.1608	2.1834	1	1860	\$ 4,061.00	\$ 42.04
L0625	SAN DENIS SAN PEDRO ESTATES	2.6102	2.7124	89	5405	\$ 14,661.00	\$ 6.21
L0626	DADESKY SUBDIVISION	2.0560	2.1252	15	1949	\$ 4,142.00	\$ 8.99
L0627	MIAMI INTERNATIONAL PARKWAY	1.5980	1.6591	42	4840	\$ 8,030.00	\$ 7.04
L0632	DAILY SUBDIVISION	1.6499	1.9190	30	654	\$ 1,255.00	\$ 5.87
L0635	DON ELIAS ESTATES	1.1949	1.2555	76	4815	\$ 6,045.00	\$ 3.84
L0641	LUZ ESTELA SOUTH	1.0737	1.1554	99	6590	\$ 7,614.00	\$ 5.44
L0643	JANE PLAZA	0.9482	1.0165	6	1274	\$ 1,295.00	\$ 14.50
L0645	CORAL REEF NURSERIES	1.2884	1.3798	238	18698	\$ 25,800.00	\$ 7.18
L0649	VALENCIA GROVE	1.4295	1.4758	53	5335	\$ 7,873.00	\$ 4.66
L0651	DORAL TERRACE	2.9185	3.1327	1	1840	\$ 5,764.00	\$ 394.13
L0655	MARPI HOMES	1.3253	1.5043	70	4230	\$ 6,363.00	\$ 10.82
L0658	CRESTVIEW LAKES	1.8380	1.9261	145	9220	\$ 17,759.00	\$ 5.60
L0670	KENWOOD ESTATES	1.9874	2.0805	5	634	\$ 1,319.00	\$ 11.81
L0683	DIGNA GAS STATION	2.9504	3.1489	1	403	\$ 1,269.00	\$ 80.00
L0700	LAGO MAR FIRST ADDITION	1.5631	1.7581	141	3150	\$ 5,538.00	\$ 4.36
L0702	DOLPHIN VIEW	2.2786	3.1677	68	340	\$ 1,077.00	\$ 4.45
L0707	DORAL CONCOURSE	0.5380	0.7465	39	1671	\$ 1,247.00	\$ 8.93



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L0710	AV SUBDIVISION	1.0962	1.4664	4	208	\$ 305.00	\$ 19.25
L0711	KAYLA'S PLACE	1.2928	1.3554	160	11908	\$ 16,140.00	\$ 4.66
L0712	PARKVIEW TOWNHOMES PHASE ONE	0.8994	1.3734	34	884	\$ 1,214.00	\$ 12.32
L0714	MAKO SUBDIVISION	1.2015	1.5386	6	700	\$ 1,077.00	\$ 39.33
L0718	T & F SUBDIVISION	1.4603	1.5147	43	3698	\$ 5,601.00	\$ 4.68
L0721	HIDDEN GROVE	1.1942	1.2300	5	5428	\$ 6,676.00	\$ 38.86
L0722	WEST LAKES ESTATES SUBDIVISION	0.7934	0.8731	104	8594	\$ 7,503.00	\$ 6.59
L0726	VALENCIA GROVE ESTATES	0.9881	1.0186	115	14031	\$ 14,292.00	\$ 3.72
L0742	KENDALL HOME DEPOT	1.1036	1.1593	3	879	\$ 1,019.00	\$ 16.32
L0744	KRIZIA SUBDIVISION FIRST ADDITION	0.9048	0.9501	66	5630	\$ 5,349.00	\$ 3.86
L0749	REDLANDS FOREST	1.3635	1.4185	20	2834	\$ 4,020.00	\$ 7.79
L0761	ROYALTON SUBDIVISION	1.3301	1.4507	82	5199	\$ 7,542.00	\$ 7.65
L0765	MARBELLA ESTATES	1.5431	1.9650	15	1057	\$ 2,077.00	\$ 29.73
L0773	LAKES BY THE BAY SECTION FOURTEEN	1.8275	1.9346	108	7488	\$ 14,486.00	\$ 7.43
L0779	SELLA SUBDIVISION	1.4577	1.7850	79	4980	\$ 8,889.00	\$ 20.63
L0786	EFM ESTATES SECTIONS 1-4	2.0102	2.0850	459	28776	\$ 59,998.00	\$ 4.69
L0794	OLD CUTLER APARTMENTS	2.9104	2.9520	1	915	\$ 2,701.00	\$ 38.06
L0802	REDLAND ESTATES	1.5472	1.5892	24	4121	\$ 6,549.00	\$ 7.21
L0803	RENAISSANCE ESTATES	2.5230	2.6465	68	4800	\$ 12,703.00	\$ 8.72
L0805	LAUREN'S POND	1.6295	1.7105	52	2780	\$ 4,755.00	\$ 4.33
L0806	MIRANA INDUSTRIAL PARK	2.0424	2.2002	26	1039	\$ 2,286.00	\$ 6.31
L0813	A & S INDUSTRIAL PARK	1.0903	1.7219	129	5260	\$ 9,057.00	\$ 25.75
L0822	CVS AT CORAL WAY	1.1051	1.2594	2	752	\$ 947.00	\$ 58.02
L0827	PRECIOUS EXECUTIVE HOMES	2.2770	2.3469	22	2719	\$ 6,381.00	\$ 8.64
L0837	MARDEL ESTATES	2.8951	2.9815	10	1458	\$ 4,347.00	\$ 12.60
L0839	NICOLLE SUBDIVISION	1.8495	1.9214	25	1754	\$ 3,370.00	\$ 5.04
L0852	KENDALL TOWN CENTER	1.9773	2.2692	15	13714	\$ 31,120.00	\$ 266.87
L0856	JESSLYN SUBDIVISION	1.8720	1.9961	121	7847	\$ 15,663.00	\$ 8.05
L0857	NORTH PALM ESTATES	1.3718	1.7659	155	8705	\$ 15,372.00	\$ 22.13

**Proposed Fiscal Year 2020-21 Special Taxing Districts Assessment Rates**  
**(Assessments based on front footage)**  
**EXHIBIT A (Lighting Districts with Increasing Rates)**

District	District Description	FY2019-20 Current Rate	FY 2020-21 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact per Household/Folio
L0860	SABINA SHOPPING CENTER	1.0197	1.1624	4	813	\$ 945.00	\$ 29.00
L0865	WAL MART HIALEAH	7.6442	7.8564	6	1852	\$ 14,550.00	\$ 65.50
L0877	GEFEN MAISEL SUBDIVISION	0.7842	1.4806	10	695	\$ 1,029.00	\$ 48.40
L0880	BISCAYNE DRIVE ESTATES	1.1833	1.2220	113	9993	\$ 12,211.00	\$ 3.42
L0883	DEER CREEK ESTATES & FIRST ADDITION	2.0666	2.1337	25	1714	\$ 3,657.00	\$ 4.60
L0887	DANIELLE PATRICK SUBDIVISION	1.3717	1.6277	34	2833	\$ 4,611.00	\$ 21.33
L0888	MARTEX BUSINESS CENTER AND FIRST ADD.	1.5891	1.7683	37	2127	\$ 3,761.00	\$ 10.30
L0894	VILLAS DEL CAMPO SUBDIVISION	1.9123	2.0434	326	11621	\$ 23,746.00	\$ 4.67
L0897	SOUTH GATE SUBDIVISION	1.8596	1.9281	34	2350	\$ 4,531.00	\$ 4.73
L0904	LA COSTA AT OLD CUTLER SECTION ONE	1.6316	1.7005	23	2747	\$ 4,671.00	\$ 8.23
L0928	PELICAN BAY AT OLD CUTLER LAKES	2.2094	2.2998	245	13988	\$ 32,170.00	\$ 5.16
L0929	CEDAR WEST HOMES TWO	1.8055	1.8712	32	2328	\$ 4,356.00	\$ 4.78
L0946	GRAND MANOR VILLAS	2.4145	3.0439	114	912	\$ 2,776.00	\$ 5.04
L0948	HOMESTAR LANDINGS	2.1092	2.2072	40	2254	\$ 4,975.00	\$ 5.52
L0958	COSMOPOLITAN ROADWAY	1.0598	1.1465	18	6609	\$ 7,577.00	\$ 31.83
L0959	PINE MANOR	2.6592	3.0523	42	1722	\$ 5,256.00	\$ 16.12
L0967	CMGD SUBDIVISION	3.4759	3.8430	6	414	\$ 1,591.00	\$ 25.33
L0968	BELEN ESTATES	2.8499	3.0041	14	999	\$ 3,001.00	\$ 11.00
L0982	COLONNADE	3.0053	5.3805	301	3349	\$ 18,019.00	\$ 26.43
L0983	JC KERN ESTATES	2.1282	2.2072	59	4393	\$ 9,696.00	\$ 5.88
L0987	ELISE ESTATES	1.8346	2.6203	59	4487	\$ 11,757.00	\$ 59.75
L0989	SOUTH ALLAPATTAH CENTER	2.0798	2.9417	6	1166	\$ 3,430.00	\$ 167.50
L1030	JARGUTI SUBDIVISION	3.0852	3.2094	16	1022	\$ 3,280.00	\$ 7.93
L1035	GOULDS HAMMOCK ESTATES	0.7330	0.9286	52	2996	\$ 2,782.00	\$ 11.27
L1039	BREEZE AT GALLOWAY	2.4607	2.7172	18	2121	\$ 5,763.00	\$ 30.22
L1054	CUTLER BREEZE	5.8135	6.0462	6	520	\$ 3,144.00	\$ 20.17
L1058	PAN AMERICAN WEST PARK	0.7620	1.7245	73	11195	\$ 19,306.00	\$ 147.61
L1062	NARANJA GARDENS	1.6854	1.7797	222	8603	\$ 15,311.00	\$ 3.65
L1063	VITRAN HOMES AT MORNINGSIDE & HOMES AT MO	1.3677	1.4185	65	5002	\$ 7,095.00	\$ 3.91

**Proposed Fiscal Year 2020-21 Special Taxing Districts Assessment Rates**  
**(Assessments based on front footage)**  
**EXHIBIT A (Lighting Districts with Increasing Rates)**

District	District Description	FY2019-20 Current Rate	FY 2020-21 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact per Household/Folio
L1064	NILO ESTATES	2.7070	2.8261	20	1184	\$ 3,346.00	\$ 7.05
L1067	MELGOR ESTATES	2.4687	2.5697	11	1436	\$ 3,690.00	\$ 13.19
L1078	HAMMOCK PLAZA	1.3453	3.3393	1	336	\$ 1,122.00	\$ 669.98
L1093	MANDARIN LAKES AND FIRST ADDITION	0.9491	1.0618	884	30094	\$ 31,954.00	\$ 3.84
L1094	OZAMBELA SUBDIVISION	1.1472	1.7112	8	367	\$ 628.00	\$ 25.87
L1107	BMS KENDALL	2.9053	3.0013	3	823	\$ 2,470.00	\$ 26.34
L1108	PETERSON	1.1301	1.1789	25	4444	\$ 5,239.00	\$ 8.67
L1121	ENCLAVE AT BLACK POINT MARINA	1.8073	1.8794	241	14436	\$ 27,131.00	\$ 4.32
L1122	MANSIONS AT SION	0.5862	1.3899	41	2542	\$ 3,533.00	\$ 49.83
L1140	GRAND BAY AT DORAL	1.0224	1.7655	797	17383	\$ 30,690.00	\$ 16.21
L1151	LAKE FRANCES SUBDIVISION	1.6610	1.7311	144	8406	\$ 14,552.00	\$ 4.09
L1157	BAILLES COMMON FIRST ADDITION	0.5018	1.4536	48	2848	\$ 4,140.00	\$ 56.48
L1181	VM ESTATES	1.3513	2.6950	4	399	\$ 1,075.00	\$ 134.00
L1183	VESSEL	1.9883	2.0717	59	3838	\$ 7,951.00	\$ 5.43
L1197	LONDON SQUARE	3.3212	3.6195	5	2444	\$ 8,846.00	\$ 145.81
L1225	ZUNJIC ESTATES	1.6061	1.9287	5	729	\$ 1,405.00	\$ 47.00
L1233	DORANDA SUBDIVISION	2.5967	3.2187	158	1738	\$ 5,594.00	\$ 6.84
L1257	DORAL BREEZE	1.5250	2.6479	541	5006	\$ 13,255.00	\$ 10.39
L1265	MAGNOLIA LANDING	3.8286	3.8961	2	1645	\$ 6,409.00	\$ 55.52
L1276	RIVIERA PREPARATORY SCHOOL	4.5015	5.0477	1	1007	\$ 5,083.00	\$ 550.02
L1278	JACKSON SOUTH COMMUNITY HOSPITAL	1.6571	1.8516	1	2621	\$ 4,853.00	\$ 509.78
L1280	WOODSIDE OAKS	8.9505	9.1574	2	928	\$ 8,498.00	\$ 96.00
L1281	LA JOYA APARTMENTS	3.3680	4.1647	1	1136	\$ 4,731.00	\$ 905.05



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** July 21, 2020

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 5(H)

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 \_\_\_\_, 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) \_\_\_\_, or 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 \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(H)  
7-21-20

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

ORDINANCE APPROVING, ADOPTING AND RATIFYING NON-AD VALOREM ASSESSMENT ROLLS, RATES AND ASSESSMENTS FOR CERTAIN STREET LIGHTING SPECIAL TAXING DISTRICTS IN MIAMI-DADE COUNTY, FLORIDA FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; 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**, the public hearing was held during the meeting of this Board on Tuesday, \_\_\_\_\_, beginning at 9:30 a.m. in the Commission Chambers, Stephen P. Clark Center, 111 NW 1<sup>st</sup> Street, Miami, Florida,

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

**Section 1.** This Board intends to use the uniform method of collection of non-ad valorem assessments as authorized in section 197.3632, Florida Statutes, as amended, for collecting the non-ad valorem assessments levied within Miami-Dade County for special taxing districts, including the street lighting districts described in the accompanying memorandum. Legal descriptions of such areas to the assessments, units of measurement, and the amount of the assessment are attached to the accompanying memorandum as Exhibit A and incorporated herein by reference. Except as herein provided, this Board hereby also incorporates by reference: (1) all

previously adopted ordinances establishing and/or amending the districts and service areas described in Exhibit A to the accompanying memorandum; and, (2) any resolutions adopting preliminary or amended assessment rolls resolutions for the districts and service areas described in Exhibit A.

**Section 2.** 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 districts described in Exhibit A to the accompanying memorandum, hereby determines that the assessments shown on the assessment rolls 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 street lighting services within these districts. 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 3.** 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 section 18-14(8) of the Code of Miami-Dade County, Florida.

**Section 4.** All assessments shall be payable in accordance with section 18-14(7) of the Code of Miami-Dade County, Florida. As authorized by section 197.363, 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 5.** Within thirty (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 6.** 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 7.** 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 8.** 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 9.** It is the intention of the Board of County Commissioners and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:



APW  
DPL

Prepared by:

Daija Page Lifshitz