

The Miami-Dade County Board of County Commissioners (Board) will hold a Public Hearing on several proposed 2025 Non-Ad Valorem Assessment Rolls on July 1st, 2025 at 9:30 a.m., in its meeting room on the 2nd floor of the Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Interested parties may:

- The purpose of the public hearing is to receive comments from the public on the proposed assessment rolls prior to taking final action. The proposed 2025 Non-Ad Valorem Assessment Rolls will be available for review by requesting a copy via e-mail at STDP@miamidade.gov. The Board may AMEND or ALTER proposed assessments at the hearing. All interested parties, including all affected property owners, have the right to appear at the public hearing as outlined above, and the right to file written objections within 20 days of the publication of this notice. Written objections may be e-mailed to STDP@miamidade.gov, or mailed to: Special Assessment Districts Division, 111 N.W. 1st Street, 15th Floor, Miami, Florida 33128.

Non ad-valorem assessments for special taxing districts represent a cost share assigned to a group of properties to pay all or part of the cost associated with a specific public service or improvement, such as security guard services, street lighting, and landscape and lake maintenance, primarily benefiting those properties within the boundaries. Assessments are assigned on a "benefit unit" basis as defined when a special taxing district is established. A benefit unit may be a parcel, linear foot, square feet or other equitable unit.

Si desea recibir esta información en español, contáctenos por correo electrónico a stdp@miamidade.gov o llame al 311. Si ou ta nanmen resevwa enfomasyon sa a nan kreyol, tanpri kontakte nou via imel nan stdp@miamidade.gov oswa rele 311.

June 26, 2025 | 6:00 PM - 7:00 PM

To join the virtual town hall meeting via ZOOM, please visit www.miamidade.gov/specialdistricts to register and access the meeting.

Street Lighting Special Taxing District (Assessment based on front footage)			FY 2024-25 Current Rate	FY 2025-26 Proposed Rate
L0297	AMERICAN HOMES FIRST ADDITION	NORTH—SW 157TH ST; EAST—THEO. SW 142ND PL; SOUTH—SW 160TH ST; WEST—SW 144TH PL	1.2883	1.5624
L0310	FERNAL SUBDIVISION	NORTH—SW 304TH ST; EAST—SW 187TH AVE; SOUTH—SW 305TH TERR; WEST—SW 188TH AVE	0.9363	1.7900
L0318	LE MIRAGE	NORTH—THEO. SW 114TH ST; EAST—THEO. SW 146TH AVE; SOUTH—THEO. HAMMOCKS BLVD; WEST—SW 147TH AVE	1.5878	2.0557
L0324	LAGO DEL MAR	NORTH—SW 72ND ST; EAST—SW 157TH AVE; SOUTH—THEO. SW 81ST LN; WEST—SW 162TH AVE	2.3014	2.8486
L0335	CENAL ESTATES	NORTH—SW 216TH ST; EAST—SW 127TH AVE; SOUTH—THEO. SW 222ND ST; WEST—THEO. SW 129TH AVE	1.1768	1.4284
L0346	CORDOBA ESTATES SECTION ONE	NORTH—NW 11TH ST; EAST—NW 128TH CT; SOUTH—NW 9TH ST; WEST—NW 129TH AVE	1.1460	1.4220
L0349	LEJEUNE TERMINALS	NORTH—NW 36TH ST; EAST—NW NORTH RIVER DR; SOUTH—THEO. NW 20TH TERR; WEST—NW 42ND AVE	0.3859	0.6478
L0362	PAUL MARKS	NORTH—SW 161ST TERR; EAST—SW THEO. 138TH CT; SOUTH—SW 139TH CT; WEST—THEO. SW 140TH CT	1.5929	1.9696
L0370	FANTASY ONE	NORTH—SW 180TH ST; EAST—SW 137TH AVE; SOUTH—SW 184TH ST; WEST—SW 138TH PL	1.5079	1.8184
L0376	LE CHELLE ESTATES	NORTH—SW 77TH ST; EAST—SW 125TH AVE; SOUTH—SW 79TH ST; WEST—SW 126TH CT	2.6374	3.1700
L0383	MONASTERIO ESTATES SECTION ONE	NORTH—NW 12TH ST; EAST—NW 127TH AVE; SOUTH—THEO. NW 11TH ST; WEST—NW 128TH CT	1.7184	3.1825

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Street Lighting Special Taxing District (Assessment based on front footage)			FY 2024-25 Current Rate	FY 2025-26 Proposed Rate
L0384	NATALIE HOMES	NORTH—SW 112TH ST; EAST—THEO. SW 145TH AVE; SOUTH—THEO. SW 114TH ST; WEST—SW 147TH AVE	1.2878	1.5907
L0400	RENEGADE POINT SUBDIVISION	NORTH—NW 194TH TERR; EAST—NW 82ND AVE; SOUTH—THEO. NW 194TH ST; WEST—NW 83RD PL	1.1993	1.5577
L0403	DORAL EQUESTRIAN CENTER	NORTH—THEO. NW 42ND TERR; EAST—THEO. NW 94TH AVE; SOUTH—THEO. NW 41ST TERR; WEST—NW 97TH AVE	0.2860	0.5448
L0416	KESSLER GROVE SECTION ONE	NORTH—SW 168TH ST; EAST—SW 152ND AVE; SOUTH—THEO. SW 170TH LN; WEST—SW 153RD PL	1.1983	1.4062
L0422	THE MANSIONS AT SUNSET SECOND ADDITION	NORTH—SW 72ND ST; EAST—SW 125TH AVE; SOUTH—THEO. SW 73RD LN; WEST—SW 127TH AVE	1.6602	2.0395
L0430	KESSLER GROVE SECTION TWO	NORTH—THEO. SW 171ST ST; EAST—SW 152ND AVE; SOUTH—THEO. SW 173RD LN; WEST—THEO. SW 154TH CT	1.2240	1.5200
L0433	TABOR	NORTH—THEO. NW 39TH ST; EAST—NW 104TH AVE; SOUTH—THEO. NW 38TH ST; WEST—NW 107TH AVE	0.0000	0.5654
L0434	STUART INTERNATIONAL SUBDIVISION	NORTH—THEO. NW 36TH ST; EAST—NW 104TH AVE; SOUTH—THEO. NW 34TH ST; WEST—NW 107TH AVE	0.9317	0.9800
L0446	TRANSAL CORPORATE PARK	NORTH—NW 29TH ST; EAST—NW 82ND AVE; SOUTH—TRANSAL BLVD; WEST—NW 87TH AVE	0.8864	1.2253
L0447	WESTPOINTE BUSINESS PARK	NORTH—THEO. NW 35TH LN; EAST—NW 87TH AVE; SOUTH—NW 33RD TERR; WEST—THEO. NW 91ST CT	1.1629	1.3313
L0486	GRAN CENTRAL	NORTH—NW 106TH ST; EAST—NW 107TH AVE; SOUTH—NW 90TH ST; WEST—FL TURNPIKE	2.2031	2.2408
L0492	CORDOBA ESTATES SECTION FOUR	NORTH—NW 12TH ST; EAST—THEO. NW 128TH CT; SOUTH—NW 11TH ST; WEST—THEO. NW 128TH PATH	0.8220	1.0082
L0495	PALMAS DEL BOSQUE FIRST ADDITION	NORTH—SW 19TH TERR; EAST—THEO. SW 142ND PL; SOUTH—THEO. SW 20TH ST; WEST—SW 144TH AVE	1.3790	1.9577
L0520	VISCAYA VILLAS	NORTH—SR-836 (DOLPHIN EXPWY); EAST—NW 79TH AVE; SOUTH—NW 8TH ST; WEST—THEO. NW 79TH PL	1.3458	2.0125
L0521	ANABAH GARDENS	NORTH—THEO. NW 9TH ST; EAST—THEO. NW 81ST PL; SOUTH—NW 8TH ST; WEST—NW 82ND AVE	0.8052	1.0344
L0539	HEAVENLY ESTATES	NORTH—SW 170TH LN; EAST—SW 92ND AVE; SOUTH—THEO. SW 172ND ST; WEST—SW 92ND CT	2.9392	3.5281
L0549	BENT TREE COMMERCIAL PARK	NORTH—SW 47TH ST; EAST—THEO. SW 139TH CT; SOUTH—THEO. SW 47TH TERR; WEST—SW 140TH AVE.	4.0163	5.9342
L0556	MIAMI INTERNATIONAL BUSINESS PARK	NORTH—NW 41ST ST; EAST—THEO. NW 113TH PL; SOUTH—THEO. NW 33RD ST; WEST—NW 117TH AVE.	0.4797	0.5706
L0561	SAN MARINO ESTATES	NORTH—THEO. NW 7TH LN; EAST—NW 127TH PL; SOUTH—NW 7TH ST; WEST—NW 128TH CT.	2.2397	2.4398
L0562	OLD CUTLER FOREST	NORTH—SW 184TH ST; EAST—OLD CUTLER ROAD; SOUTH—THEO. SW 184TH LN; WEST—THEO. SW 78TH CT.	2.6138	3.1347
L0569	MITO ESTATES	NORTH—NW 2ND ST; EAST—NW 122ND CT; SOUTH—THEO. NW 1ST TERR; WEST—NW 123RD AVE.	2.4541	3.1114
L0585	DORAL INTERNATIONAL PARK	NORTH—THEO. NW 41ST TER; EAST—NW 107TH AVE; SOUTH—NW 41ST ST; WEST—NW 109TH AVE.	0.7201	0.9613
L0613	SUNSET APARTMENTS	NORTH—SW 224TH ST; EAST—SW 97TH AVE; SOUTH—THEO. SW 232ND ST; WEST—BLACK CREEK CANAL (C-1).	0.7805	1.0453

Street Lighting Special Taxing District (Assessment based on front footage)			FY 2024-25 Current Rate	FY 2025-26 Proposed Rate
L0623	JEFFERSON AT DORAL	NORTH—NW 58TH ST; EAST—NW 109TH AVE; SOUTH—THEO. NW 55TH ST; WEST—NW 112TH AVE.	2.2780	2.4113
L0625	SAN DENIS SAN PEDRO ESTATES	NORTH—SW 64TH ST; EAST—SW 157TH AVE; SOUTH—THEO. SW 69TH LN; WEST—SW 158TH CT.	2.7124	3.7919
L0626	DADESKY SUBDIVISION	NORTH—THEO. SW 175TH TERR; EAST—THEO. SW 79TH PATH; SOUTH—SW 176TH ST; WEST—SW 82ND AVE.	2.4403	2.9985
L0632	DAILY SUBDIVISION	NORTH—THEO. NW 59TH ST; EAST—THEO. NW 99TH PL; SOUTH—NW 58TH ST; WEST—THEO. NW 101ST AVE.	1.0872	1.6560
L0636	CLC SUBDIVISION	NORTH—THEO. NW 48TH ST; EAST—NW 107TH AVE; SOUTH—THEO. NW 46TH ST; WEST—NW 109TH AVE.	1.1091	1.4293
L0643	JANE PLAZA	NORTH—THEO. SW 116TH ST; EAST—THEO. SW 145TH AVE; SOUTH—SW 120TH ST; WEST—SW 147TH AVE.	0.9176	1.1774
L0651	DORAL TERRACE	NORTH—THEO. NW 52ND ST; EAST—NW 107TH AVE; SOUTH—NW 50TH ST; WEST—NW 109ST AVE.	3.1327	3.6016
L0659	PINE NEEDLES EAST SECTION FIVE	NORTH—SW 300TH ST; EAST—SW 158TH PATH; SOUTH—SW 301ST LN; WEST - SW 160TH AVE.	0.5844	0.9403
L0665	TRANSAL SERVICE PARK	NORTH—NW 27TH ST; EAST—NW 84TH AVE; SOUTH—THEO. NW 26TH ST; WEST - NW 87TH AVE.	0.0058	0.1891
L0669	FC SUBDIVISION	NORTH—SW 180TH ST; EAST—SW 144TH AVE; SOUTH—SW 184TH ST; WEST—SW 147TH AVE.	0.7877	1.2856
L0671	THE MANSIONS AT SUNSET	NORTH—THEO. SW 73RD LN; EAST—SW 122ND AVE; SOUTH—THEO. SW 85TH TER; WEST SW 126TH CT.	1.1776	1.4733
L0683	DIGNA GAS STATION	NORTH—NW 58TH TER; EAST—THEO. NW 101ST AVE; SOUTH—NW 58TH ST; WEST NW 102ND AVE.	1.9603	3.4839
L0692	CHANA ROSE ESTATES	NORTH—STHEO. W 172ND ST; EAST—SW 92ND AVE; SOUTH—WW 173RD ST; WEST SW 92ND CT.	1.2003	2.0073
L0705	GENSTAR	NORTH—NW 29TH ST; EAST—NW 109TH AVE; SOUTH—NW 27TH TER; WEST THEO. NW 111TH AVE.	2.0969	2.5077
L0708	SAB SUBDIVISION	NORTH—THEO. NW 47TH ST; EAST—NW 107TH AVE; SOUTH—THEO. NW 46TH ST; WEST—NW 108TH AVE.	1.2909	1.5273
L0710	AV SUBDIVISION	NORTH—THEO. NW 9TH LN; EAST—NW 127TH AVE; SOUTH—THEO. NW 9TH TER; WEST—NW 127TH CT.	0.7692	1.1731
L0717	DCP SUBDIVISION FIRST ADDITION	NORTH—THEO. NW 61TH ST; EAST—NW 99TH AVE; SOUTH—THEO. NW 60TH ST; WEST—NW 102ND AVE	0.0000	1.1675
L0734	BRECKENRIDGE ESTATES	NORTH—SW 72ND ST; EAST—THEO. SW 123RD CT; SOUTH—THEO. SW 73RD LN; WEST SW 124TH AVE.	1.4920	1.6015
L0742	KENDALL HOME DEPOT	NORTH—SW 88TH ST; EAST—SW 157TH AVE; SOUTH—SW 89TH LN; WEST SW 157TH PATH.	0.8635	1.0273
L0743	ALADDIN SUBDIVISION	NORTH—SW 63RD ST; EAST—HARDEE DRIVE; SOUTH—SW 64TH ST; WEST SW 89TH AVE.	4.9544	6.4025
L0768	POTAMKIN SUBDIVISION	NORTH—NW 171ST ST; EAST—THEO. NW 57TH PL; SOUTH—THEO. NW 170THTH ST; WEST—THEO. NW 58TH CT.	2.3399	2.4013
L0770	KENDALL HAMMOCKS	NORTH—THEO. SW 86TH ST; EAST—THEO. SW 156TH PL; SOUTH—THEO. SW 87TH TERR; WEST—SW 157TH AVE.	5.0039	6.3294
L0772	RAM COMMERCIAL TRACT	NORTH—NW 17TH ST; EAST—NW 107TH AVE; SOUTH—THEO. NW 16TH ST; WEST—THEO. NW 107TH CT.	1.1624	1.2066

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Street Lighting Special Taxing District (Assessment based on front footage)			FY 2024-25 Current Rate	FY 2025-26 Proposed Rate
L0773	LAKES BY THE BAY SECTION FOURTEEN	NORTH—SW 212ND ST; EAST—SW 87TH AVE; SOUTH—THEO. SW 213TH LN; WEST THEO. SW 89TH PASSAGE.	2.0640	2.3739
L0774	KENDALLAND	NORTH—SW 78TH ST; EAST—WEST 1/4 OF SECTION 32-54-39; SOUTH—SW 88TH ST; WEST - SW 167TH AVE.	1.8314	2.5060
L0787	EMERALD LAKES ESTATES	NORTH—SW 8TH ST; EAST—SW 147TH AVE; SOUTH—SW 10TH ST; WEST SW 149TH AVE.	1.1638	1.7684
L0794	OLD CUTLER APARTMENTS	NORTH—SW 217TH ST; EAST—THEO. SW 103RD PASSAGE; SOUTH—W OLD CUTTLER RD; WEST TURNPIKE.	2.3617	2.6022
L0803	RENAISSANCE ESTATES	NORTH—THEO. SW 62ND ST; EAST—THEO. SW 163RD AVE; SOUTH—THEO. SW 65TH LN; WEST SW 162ND AVE.	2.7834	3.2063
L0804	KENDALAND CENTER	NORTH—SW 88TH ST; EAST—SW 162ND AVE; SOUTH—SW 90TH ST; WEST - THEO. SW 163RD CT.	2.5424	3.0518
L0806	MIRANA INDUSTRIAL PARK	NORTH—SW 130TH ST; EAST—THEO. SW 122ND CT; SOUTH—SW 131ST ST; WEST THEO. SW 123RD CT.	1.3282	1.8662
L0808	GRAND LAKES	NORTH—SW 8TH ST; EAST—SW 149TH AVE; SOUTH—SW 26TH ST; WEST SW 125ND AVE.	1.9059	2.5774
L0809	PLAZA DEL PARAISO	NORTH—SW 120TH ST; EAST—SW 127TH AVE; SOUTH—SW 121ST WAY; WEST- WEST OF SW 128TH AVE.	1.3614	1.4045
L0810	REDLAND'S COVE	NORTH—THEO. SW 280TH TERR; EAST—SW 172ND AVE; SOUTH—SW 285TH ST; WEST—SW 174TH AVE.	1.3135	1.8973
L0812	ASA SUBDIVISION	NORTH—SW 122ND ST; EAST—SW 127TH AVE; SOUTH—SW 124TH ST; WEST-SW 128TH AVE.	1.9330	2.7507
L0821	ALTURAS DE BUENA VISTA	NORTH—NW 7TH ST; EAST—THEO. NW 128TH CT; SOUTH—THEO. NW 6TH WAY; WEST—W/O NW 128TH CT.	0.6346	1.0128
L0842	CORAL WEST HOMES	NORTH—SW 26TH ST; EAST—SW 138TH PL; SOUTH—THEO. SW 27TH ST; WEST THEO. SW 139TH AVE.	2.3963	3.1680
L0846	MOTHER OF CHRIST	NORTH—SW 24TH ST; EAST—THEO. SW 140TH CT; SOUTH—SW 26TH ST; WEST SW 142ND AVE.	0.5840	0.9471
L0852	KENDALL TOWN CENTER	NORTH—SW 88TH ST; EAST—SW 157TH PATH; SOUTH—SW 96TH ST; WEST SW 162ND AVE.	1.6338	2.0141
L0858	HAINLIN REEF NORTH	NORTH—SW 208TH ST; EAST—SW 129TH AVE; SOUTH—THEO. SW 209TH ST; WEST THEO. SW 130TH AVE.	1.7356	3.2239
L0864	TUSCANY PLACE	NORTH—SW 252ND ST; EAST—SW 137TH AVE; SOUTH—SW 256TH TER; WEST S DIXIE HWY.	0.8020	1.3820
L0867	ISABELLA ESTATES	NORTH—SW 28TH ST; EAST—SW 137TH PATH; SOUTH—SOUTH LINE OF TRACT 39, PB 46-44; WEST - WEST LINE OF TRACT 39, PB 46-44.	1.7449	2.4674
L0870	CUDIMAR AT BLACK POINT MARINA	NORTH—SW 204TH ST; EAST—SW 87TH AVE; SOUTH—SW 208TH ST; WEST - SW 92ND AVE.	1.7030	2.2171
L0873	V & Q HOLDINGS SUBDIVISION	NORTH—NW 25TH ST; EAST—NW 89TH PL; SOUTH—THEO. NW 24TH ST; WEST—THEO. NW 91ST AVE.	1.0994	1.1750
L0875	FLORENCIA ESTATES	NORTH—THEO. SW 28TH LN; EAST—SW 144TH AVE; SOUTH—SW 30TH ST; WEST—SW 147TH AVE.	2.4881	3.4554
L0888	MARTEX BUSINESS CENTER AND FIRST ADDITION	NORTH—THEO. SW 133RD TER; EAST—THEO. SW 130TH AVE; SOUTH—SW 136TH ST; WEST—SW 133RD AVE.	1.1175	1.5364

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L0891	COUNTRYSIDE AND FIRST ADDITION	NORTH—SW 200TH ST; EAST—SW 127TH AVE; SOUTH—SW 130TH AVE; WEST—BLACK CREEK CANAL (C-1W).	1.4581	1.8997
L0897	SOUTH GATE SUBDIVISION	NORTH—SW 212TH ST; EAST—SW 124TH PL; SOUTH—THEO. SW 214TH TER; WEST - THEO. SW 125TH AVE.	1.7626	2.2336
L0898	SABRINA TWINHOMES SUBDIVISION	NORTH—SW 200TH ST; EAST—SW 122ND AVE; SOUTH—THEO. SW 201ST ST; WEST—THEO. SW 123RD AVE.	2.3296	2.8352
L0902	FAVA ESTATES	NORTH—SW 74TH ST; EAST—SW 125TH AVE; SOUTH—THEO. SW 75TH TER; WEST - THEO. SW 126TH AVE.	2.2698	3.1056
L0913	KING'S HOMES	NORTH—SW 304TH ST; EAST—SW 188TH AVE; SOUTH—SW 306TH ST; WEST—THEO. SW 188TH CT.	1.3914	1.8138
L0925	KEYSTONE	NORTH—SW 288TH ST; EAST—THEO. SW 134TH AVE; SOUTH—THEO. SW 292ND ST; WEST—THEO. SW 135TH AVE	1.2083	1.5244
L0926	DIVINE SAVIOR	NORTH—THEO. NW 59TH TERR; EAST—THEO. NW 103RD AVE; SOUTH—NW 58TH ST; WEST—NW 104TH AVE	1.9667	3.3173
L0942	SUMMERVILLE AND FIRST ADDITION SUBDIVISIONS	NORTH—SW 242ND ST; EAST—THEO 114TH CT; SOUTH—SW 248TH ST; WEST—THEO. SW 118TH PL	1.3906	2.5611
L0952	JACQUELINE GARDENS	NORTH—SW 205TH ST; EAST—SW 79TH AVE; SOUTH—THEO. SW 206TH LN; WEST—SW 79TH CT	1.5956	3.4889
L0966	LETI SUBDIVISION	NORTH—SW 34TH ST; EAST—THEO. SW 147TH CT; SOUTH—THEO. SW 36TH ST; WEST—THEO. SW 148TH AVE	0.1712	1.3553
L0967	CMGD SUBDIVISION	NORTH—SW 31ST ST; EAST—SW 145TH CT; SOUTH—THEO. SW 31ST TERR; WEST—SW 147TH AVE	3.8696	4.6763
L0968	BELÉN ESTATES	NORTH—THEO. NW 7TH TERR; EAST—NW 127TH AVER; SOUTH—THEO. NW 6TH WAY; WEST—THEO. NW 127TH PL	2.5996	3.2262
L0979	LA COSTA AT OLD CUTLER SECTION TWO	NORTH—THEO. SW 196TH ST; EAST—OLD CUTLER RD; SOUTH—SW 198TH ST; WEST—THEO. SW 85TH AVE	0.9016	1.1750
L0980	SILVER PALM PLANTATION	NORTH—SW 110TH ST; EAST—BUSWAY; SOUTH—SW 112TH ST; WEST—SW 80TH AVE	2.4461	2.9079
L0983	JC KERN ESTATES	NORTH—SW 82ND ST; EAST—SW 72ND AVE; SOUTH—SW 84TH ST; WEST—SW 73RD AVE	2.1710	2.7437
L0987	ELISE ESTATES	NORTH—THEO. SW 251ST TERR; EAST—SW 132ND AVE; SOUTH—THEO. SW 253RD ST; WEST—SW 134TH AVE	1.3102	2.7375
L0989	SOUTH ALLAPATTAH CENTER	NORTH—THEO. SW 244TH TERR; EAST—THEO. SW 110TH PL; SOUTH—THEO. SW 244TH TERR; WEST—SW 112TH AVE	2.3662	2.6904
L0996	SHOPS AT TUSCANY	NORTH—THEO. SW 133RD TERR; EAST—SW 127TH AVE; SOUTH—SW 136TH ST; WEST—THEO. SW 128TH PL	2.1214	3.4934
L0998	SOTO MANSIONS	NORTH—SW 31ST ST; EAST—SW 142ND AVE; SOUTH—THEO. SW 32ND TERR; WEST—THEO. SW 143TH PL	0.4124	0.7906
L1000	VILLA CAPRI	NORTH—SW 280 STREET; EAST—SW 144 AVENUE; SOUTH—SW 284 STREET; WEST—SW 147 AVENUE	2.4035	2.5751
L1024	OLD COUNTRY ROAD ESTATES	NORTH—SW 264TH ST; EAST—THEO. SW 149TH AVE; SOUTH—SW 268TH ST; WEST—SW 149TH CT	0.9330	1.5649
L1030	JARGUTI SUBDIVISION	NORTH—SW 64TH ST; EAST—THEO. SW 161ST AVE; SOUTH—THEO. SW 66TH ST; WEST—SW 162ND AVE	3.0793	3.8092
L1047	RIVENDELL	NORTH—THEO. SW 58TH ST; EAST—THEO. SW 164TH AVE; SOUTH—THEO. SW 60TH ST; WEST—SW 167TH AVE	1.4407	1.9217

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Street Lighting Special Taxing District (Assessment based on front footage)			FY 2024-25 Current Rate	FY 2025-26 Proposed Rate
L1050	TALLAHASSEE GARDENS FIRST ADDITION	NORTH—SW 272ND ST; EAST—HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE; SOUTH—HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE; WEST—SW 137TH AVE	0.3668	0.7888
L1052	OAK LANE	NORTH—SW 74TH ST; EAST—SW 56TH AVE; SOUTH—SW 76TH ST; WEST—SW 57TH AVE	2.5817	3.1106
L1056	CUTLER BAY PALMS	NORTH—SW 208TH ST; EAST—SW 92ND AVE; SOUTH—SW 212TH ST; WEST—THEO. SW 93RD AVE	2.5867	3.0549
L1063	VITRAN HOMES AT MORNINGSIDE & HOMES AT MORNINGSIDE	NORTH—THEO. SW 226TH ST; EAST—THEO. SW 109TH AVE; SOUTH—THEO. SW 228TH ST; WEST—SW 12TH AVE	1.2465	1.7234
L1067	MELGOR ESTATES	NORTH—SW 160TH ST; EAST—SW 148TH AVE; SOUTH—SW 161ST ST; WEST—SW 149TH AVE	2.8218	3.1504
L1077	CALIFORNIA CLUB ESTATES	NORTH—THEO. NE 209TH ST; EAST—THEO. NE 9TH CT; SOUTH—NE 207TH TERR; WEST—THEO. NE 8TH PL	1.4802	1.7932
L1078	HAMMOCK PLAZA	NORTH—THEO. SW 117TH ST; EAST—THEO. SW 146TH AVE; SOUTH—THEO. SW 118TH ST; WEST—SW 147TH AVE	3.0595	3.7857
L1079	NAVA SUBDIVISION	NORTH—THEO. SW 132ND ST; EAST—SW 132ND AVE; SOUTH—THEO. SW 133RD ST; WEST—THEO. SW 133RD AVE	0.6676	2.5655
L1080	SOUTH INDIAN SUBDIVISION	NORTH—THEO. SW 298TH ST; EAST—SW 157TH AVE; SOUTH—THEO. SW 298TH LN; WEST—SW 158TH AVE	0.0000	0.5905
L1082	RIEUMONT ESTATES	NORTH—SW 12TH TERR; EAST—SW 155TH AVE; SOUTH—SW 14TH ST; WEST—SW 157TH AVE	1.8355	2.2842
L1086	SILVER PALM EAST AND SILVER PALM WEST	NORTH—SW 232ND ST; EAST—SW 112TH AVE; SOUTH—THEO. SW 244TH ST; WEST—THEO. SW 119TH AVE	1.8521	2.4220
L1113	ALEXANDRIA ESTATES	NORTH—THEO. SW 202ND ST; EAST—SW 87TH AVE; SOUTH—SW 204TH ST; WEST—THEO. SW 88TH PL	1.2080	1.5413
L1115	CUTLER COUNTRY ESTATES	NORTH—SW 187TH ST; EAST—SW 80TH AVE; SOUTH—SW 187TH TERR; WEST—SW 82ND AVE	1.2894	1.6016
L1125	BBE SUBDIVISION	NORTH—THEO. SW 318TH ST; EAST—SW 188TH AVE; SOUTH—SW 320TH ST; WEST—SW 189TH AVE	1.2156	1.7900
L1129	TERRY ENTERPRISE	NORTH—SW 26TH ST; EAST—SW 144TH AVE; SOUTH—SW 27TH ST; WEST—THEO. SW 144TH CT	7.0532	10.6489
L1133	ZUMMA SUBDIVISION	NORTH—THEO. NW 7TH TERR; EAST—NW 127TH CT; SOUTH—NW 7TH ST; WEST—NW 127TH PL	1.9966	2.6162
L1139	RIVENDELL EAST	NORTH—THEO. SW 60TH ST; EAST—SW 163RD AVE; SOUTH—SW 62ND ST; WEST—THEO. SW 164TH AVE	1.5059	1.9320
L1146	ROYAL GATE CENTER	NORTH—SW 280TH ST; EAST—THEO. SW 152ND CT; SOUTH—SW 281ST ST; WEST—THEO. SW 153RD AVE.	0.0000	16.5693
L1155	A.S.A. SUBDIVISION 1ST ADDITION	NORTH—THEO. SW 121ST LN; EAST—THEO. SW 126TH CT; SOUTH—THEO. SW 124TH ST; WEST—SW 127TH AVE	0.8497	1.0237
L1197	LONDON SQUARE	NORTH—SW 120TH ST; EAST—THEO. SW 134TH CT; SOUTH—SW 124TH ST; WEST—SW 137TH AVE	2.8957	2.9276
L1205	CORAL TOWN PARK	NORTH—SW 264TH ST; EAST—THEO. SW 144TH AVE; SOUTH—SW 268TH ST; WEST—THEO. SW 144TH AVE	7.9146	8.8011

Street Lighting Special Taxing District (Assessment based on front footage)			FY 2024-25 Current Rate	FY 2025-26 Proposed Rate
L1209	SHOPS AT 107	NORTH—NW 17TH ST; EAST—NW 107TH AVE; SOUTH—THEO. NW 16TH ST; WEST—NW 108TH AVE	1.5624	1.7188
L1230	SUNSET SQUARE	NORTH—THEO. SW 70TH ST; EAST—SW 157TH AVE; SOUTH—SW 72ND ST; WEST—THEO. SW 158TH AVE.	2.2388	2.6706
L1237	DAV MER ESTATES	NORTH—SW 21ST ST; EAST—SW 145TH AVE; SOUTH—SW 22ND ST; WEST—SW 147TH AVE.	0.0000	2.6430
L1246	SUNRISE COMMONS	NORTH—THEO. SW 265TH TRAIL; EAST—SW 146TH CT; SOUTH—THEO. SW 267TH ST; WEST—THEO. SW 147TH AVE.	1.0391	1.2647
L1271	VERANDA SUBDIVISION	NORTH—SW 282ND ST; EAST— SW 149TH AVE; SOUTH—SW 284TH ST; WEST—THEO. SW 152ND AVE.	6.4022	7.4729
L1276	RIVIERA PREPARATORY SCHOOL	NORTH—SW 96TH ST; EAST—THEO. SW 85TH AVE; SOUTH—THEO. SW 98TH TER; WEST—SW 87 AVE.	2.1454	3.7342
L1278	JACKSON SOUTH COMMUNITY HOSPITAL	NORTH—SW 150TH ST; EAST—SW 93RD AVE; SOUTH—SW 152DN ST; WEST—CANAL C-100.	1.2060	1.2720
L1280	WOODSIDE OAKS	NORTH—SW 260TH ST; EAST— OLD DIXIE HWY; SOUTH—THEO. SW 263RD ST; WEST—THEO. SW 144TH PL.	9.9774	11.1983
L1281	LA JOYA APARTMENTS	NORTH—SW 267TH ST; EAST— SW 142ND AVE; SOUTH—SW 268TH ST; WEST—SW 143RD AVE.	4.5414	4.9349
L1285	RITA GARDEN	NORTH—THEO. NW 59TH TERR; EAST—NW 102ND AVE; SOUTH—NW 58TH ST; WEST—THEO. NW 102ND PL.	0.9188	1.2063
L1290	DORAL PUBLIC WORKS FACILITY	NORTH—NW 62ND ST; EAST—NW 99TH AVE; SOUTH—THEO. NW 61ST ST; WEST—THEO. NW 100TH PL.	1.7835	2.2656
L1293	HAMPTON APARTMENTS	NORTH—NW 43RD TER; EAST—THEO. NW 27TH CT; SOUTH—NW 42ND ST; WEST—NW 29TH AVE.	4.3574	5.7603
L1316	CORAL REEF COMMONS	NORTH—SW 152ND ST; EAST—SW 124TH AVE; SOUTH—THEO. SW 161ST ST; WEST—THEO. SW 130TH PL.	0.7294	0.9968
L1318	KEYS CROSSING APARTMENTS	NORTH—SW 257TH TER; EAST— SW 143RD AVE; SOUTH—SW 258TH LN; WEST—THEO. SW 143RD PATH.	3.2149	3.4021
L1330	AVANTI 10 SUBDIVISION	NORTH—SW 64TH ST; EAST—THEO. SW 157TH PATH; SOUTH—THEO. SW 66TH ST; WEST—SW 158TH AVE.	2.9698	3.7979
L1337	DEERING GROVES PLAT	NORTH—SW 256TH ST; EAST— SW 137TH AVE; SOUTH—SW 258TH ST; WEST—SW 138TH AVE.	0.7280	1.0402
L1346	CENTURY PARK PLACE	NORTH—SW 4TH ST; EAST—THEO. SW 90TH AVE; SOUTH—THEO. SW 5TH TER; WEST—SW 92ND AVE.	0.0000	0.6648
L1359	BONITA GRAND ESTATES SOUTH II	NORTH—SW 213TH ST; EAST— SW 132ND AVE; SOUTH—THEO. SW 216TH ST; WEST—SW 133RD AVE.	0.9104	1.3149
L1392	TROPICAL BREEZE TOWNHOUSES	NORTH—SW 250TH ST; EAST— SW 133RD AVE; SOUTH—THEO. SW 251ST TER; WEST—THEO. SW 133RD PL.	0.0000	2.1314
L1394	ORION-DNK COMMERCIAL	NORTH—SW 248TH ST; EAST— THEO. SW 112TH CT; SOUTH—THEO. SW 248TH LN; WEST—THEO. SW 113TH CT.	0.0000	0.8112
L1399	WOODLAND GROVE APARMENTS	NORTH—SW 267TH ST; EAST— THEO. SW 139TH PASS; SOUTH—SW 268TH ST; WEST—SW 142ND AVE.	0.0000	5.7992
L1400	PALMS AT EUREKA	NORTH—SW 179TH ST; EAST— SW 149TH AVE; SOUTH—SW 180TH ST; WEST—THEO. SW 149TH PL.	0.0000	6.1658
L1402	BLACK CREEK	NORTH—THEO. SW 225TH ST; EAST— SW 127TH AVE; SOUTH—SW 232ND ST; WEST—SW 129TH AVE.	0.0000	1.0831

PUBLIC NOTICE CONTINUED

Street Lighting Special Taxing District (Assessment based on front footage)			FY 2024-25 Current Rate	FY 2025-26 Proposed Rate
L1406	SILVER PALMS MIDTOWN	NORTH—SW 236TH ST; EAST— SW 115TH AVE; SOUTH—THEO. SW 238TH ST; WEST—SW 117TH AVE (COLONIAL DR).	4.2661	8.0946
L1407	GRACE HOMES	NORTH—SW 262ND ST; EAST— SW 138TH AVE; SOUTH—SW 262ND LN; WEST—SW 138TH CT.	0.0000	3.6769
L1411	BOWTIE SUBDIVISON	NORTH—THEO. SW 180TH ST; EAST— SW 147TH AVE; SOUTH—SW 184TH ST; WEST—SEABOARD COASTLINE RAILROAD.	0.0000	1.4838
L1415	ENCLAVE SOUTH DEVELOPMENT	NORTH—BLACK CREEK CANAL (C-1) R/W; EAST— BLACK CREEK CANAL (C-1) R/W; SOUTH—SW 232ND ST; WEST—SW 104TH AVE.	0.0000	6.2010
L1423	LAS PALMAS II AND III	NORTH—SW 276TH ST; EAST— SW 159TH AVE; SOUTH—SW 277TH ST; WEST—SW 162ND AVE.	0.0000	0.2297
L1439	MADISON POINT	NORTH—HENDERSON ST; EAST— HENDERSON ST; SOUTH—SW 264TH ST; WEST—SOUTH DIXIE HWY (US-1).	0.0000	7.2221
L1445	SIENA NORTH	NORTH—THEO. SW 210TH ST; EAST— SW 127TH AVE; SOUTH—SW 216TH ST; WEST—THEO. SW 127TH PL.	0.0000	1.3938
L1425	PARK APARTMENTS	NORTH—SW 286TH ST; EAST— SW 152ND AVE; SOUTH—THEO. SW 287TH ST; WEST—THEO. SW 152ND CT.	0.0000	6.0650
L1432	COVADONGA	NORTH—SW 38TH ST; EAST—THEO. SW 147TH PL; SOUTH—THEO. SW 39TH ST; WEST—THEO. SW 148TH PL.	0.0000	0.8492
L1447	CENTURY GROUP HOME ESTATES	NORTH—SW 22ND ST; EAST—SW 145TH AVE; SOUTH—THEO. SW 24TH ST; WEST—SW 147TH AVE.	0.0000	1.3388
L1466	SEASONS HOSPICE	NORTH—THEO. SW 94TH ST; EAST— THEO. SW 116TH AVE; SOUTH—SW 95TH ST; WEST—SW 117TH AVE.	0.0000	1.5737
L1473	FOUNDRY SOUTH DADE	NORTH—SW 272ND ST; EAST— SW 127TH AVE; SOUTH—THEO. SW 278TH TER; WEST—SW 132ND AVE.	0.0000	4.7513
L1491	WALLACE STEVENS SUBDIVISION	NORTH—SW 161ST ST; EAST— SW 148TH AVE; SOUTH—THEO. SW 164TH ST; WEST—SW 149TH AVE.	0.0000	1.3873
Security Guard Special Taxing Districts (Assessment based on lot/parcel)			FY 2024-25 Current Rate	FY 2025-26 Proposed Rate
G143	PALM & HIBISCUS IS.	NORTH—N. HIBISCUS DR; EAST—BISCAYNE BAY; SOUTH—S. HIBISCUS DR; WEST—BISCAYE BAY.	2924.2769	2985.9111
G194	HIGHLAND GARDENS	NORTH—NE 215TH ST; EAST—NE 19TH CT; SOUTH—NE 210TH ST; WEST—I-95.	1940.4356	2225.1043
G193	KEYSTONE POINT	NORTH—NEW ARCH CREEK CANAL; EAST— BISCAYNE BAY; SOUTH—NE 124 ST; WEST—ALLEY.	990.4239	1109.6401
G195	BELLE MEADE	NORTH—LITTLE RIVER; EAST—BISCAYNE BAY; SOUTH—NE 72ND TER; WEST—NE 6 CT.	915.8597	953.7171
G205	NO BAY ISLAND SEC	NORTH—NE 79TH ST; EAST—BEACHVIEW DRIVE; SOUTH—BAY TERRACE; WEST—MIAMI VIEW DRIVE.	2164.8146	2224.6579
G218	OAK FOREST ROVING	NORTH—NE 203RD ST; EAST—NE 25TH AVE; SOUTH—NE 199TH ST; WEST—HIGHLAN LAKES BLVD.	2176.1771	2337.0139
G217	OAK FOREST STATIONARY	NORTH—NE 203RD ST; EAST—NE 23RD CT; SOUTH—NE 199TH ST; WEST—HIGHLAN LAKES BLVD.	4685.7785	4841.6242
G220	HIGHLAND LAKES	NORTH—NE 215TH ST; EAST—NE 26TH AVE; SOUTH—NE 203RD ST; WEST—I-95.	701.2836	722.3244
G221	ENCHANTED LAKE	NORTH—NE 199TH ST; EAST—OLETA RIVER; SOUTH—NE 192ND ST; WEST—NE 22ND AVE.	3097.3267	3181.2269
G240	DAVIS PONCE ROV PATROL	NORTH—SW 80TH ST; EAST—SW 47TH AVE; SOUTH—SW 88TH ST; WEST—SW 52ND AVE.	3262.0297	3932.9080
G241	ENTRADA SEC GD	NORTH—SOUTH BAYHOME DR; EAST—BISCAYNE BAY; SOUTH—BATTERSEA ROAD; WEST— DOUGLAS ROAD.	7841.2727	7999.3077

Multipurpose Maintenance Special Taxing Districts (Assessment based on square footage)			FY 2024-25 Current Rate	FY 2025-26 Proposed Rate
M205	WESTWIND LAKES	NORTH—SW 56TH ST; EAST—SW 147TH AVE; SOUTH—SW 72ND ST; WEST—SW 157TH AVE	0.0322	0.0412
M218	ALLISON ESTATES	NORTH—SW 176TH ST; EAST—SW 80TH CT; SOUTH—SW 177TH TER; WEST—SW 82ND AVE	0.0245	0.0559
M223	FOREST LAKES	NORTH—SW 88TH ST; EAST—SW 167TH AVE; SOUTH—SW 104TH ST; WEST—SW 162ND AVE	0.0196	0.0309
M229	WEST KENDALL BEST	NORTH—SW 72ND ST; EAST—SW 162ND AVE; SOUTH—SW 88TH ST; WEST—SW 167TH AVE	0.0117	0.0138
M232	SHOMA HOME ESTATES	NORTH—NW 12TH ST; EAST—SW 132ND AVE; SOUTH—NW 6TH ST; WEST—NW 133RD AVE	0.0991	0.1758
M244	GARDEN HILLS SUBDIVISION	NORTH—SW 96TH ST; EAST—SW 157TH AVE; SOUTH—SW 104TH ST; WEST—SW 159TH AVE	0.0320	0.0508
M245	DORAL ISLES	NORTH—NW 74TH ST; EAST—NW 107TH AVE; SOUTH—NW 58TH ST; WEST—NW 117TH AVE	0.0085	0.0119
M247	PARK LAKES	NORTH—SW 42ND TER; EAST—SW 157TH AVE; SOUTH—SW 43RD ST; WEST—SW 162ND AVE	0.0329	0.0426
M252	ROYAL LANDING ESTATES	NORTH—NW 170TH LN; EAST—NW 87TH AVE; SOUTH—NW 170TH ST; WEST—THEO. NW 87TH PL	0.0725	0.0807
M259	VENETIAN LAKE	NORTH—SW 64TH ST; EAST—THEO. SW 159TH PATH; SOUTH—SW 68TH ST; WEST— WEST SW 162ND AVE	0.0218	0.0398
M276	WATERSEEDGE	NORTH—THEO. SW 59TH LN; EAST—SW 157TH AVE; SOUTH—SW 60TH ST; WEST— THEO. SW 157TH PATH	0.0478	0.0655
M310	RENAISSANCE ESTATES	NORTH—SW 62ND TERR; EAST—SW 162ND AVE; SOUTH—SW 64TH TER; WEST—SW 163RD AVE	0.0645	0.0739
M313	MELODY HOMES	NORTH—THEO. SW 13TH ST; EAST—THEO. SW 146TH AVE; SOUTH—SW 14TH ST; WEST—SW 147TH AVE	0.1134	0.1693
M333	GENSTAR	NORTH—NW 29TH ST; EAST—NW 109TH AVE; SOUTH—THEO. NW 28TH ST; WEST— THEO. NW 111TH AVE	0.0691	0.0891
M348	CENTURY ESTATES AND FIRST ADDITION	NORTH—THEO SW 21ST ST; EAST—SW 154TH AVE; SOUTH—SW 26TH ST; WEST— SW 157TH AVE	0.0845	0.1433
M350	FAVA ESTATES	NORTH—THEO. SW 74TH ST; EAST—SW 125TH AVE; SOUTH—THEO. SW 75TH TERR; WEST—THEO. SW 126TH AVE	0.0384	0.0808
M355	BALANI	NORTH—SW 60TH ST; EAST—THEO. SW 159TH AVE; SOUTH—THEO. SW 61ST LN; WEST—SW 162ND AVE	0.0225	0.0304
M408	SOUTH KENDALL ESTATES	NORTH—SW 212ND ST; EAST—THEO. SW 169TH AVE; SOUTH—SW 216TH ST; WEST— SW 172ND AVE	0.0140	0.0203
M453	HILDA'S ESTATES SUBDIVISION	NORTH—SW 32ND ST; EAST—SW 147TH AVE; SOUTH—SW 34TH ST; WEST—SW 148TH AVE	0.0165	0.0264
M460	NARANJA GARDENS	NORTH—THEO. SW 261ST LN; EAST—SW 134TH AVE; SOUTH—SW 265 ST; WEST—SW 137TH AVE	0.0329	0.0766
M476	ZAMORA'S GROVE	NORTH—SW 260TH ST; EAST—SW 134TH AVE; SOUTH—SW 262ND ST; WEST—SW 134TH AVE	0.0377	0.0733
M486	ALEXANDRIA ESTATES	NORTH—THEO. SW 202ND ST; EAST—SW 87TH AVE; SOUTH—SW 204TH ST; WEST— THEO. SW 88TH PL	0.0256	0.0553