

Date: (Public Hearing: 7-1-25)
June 3, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Ordinance Approving, Adopting and Ratifying Special Taxing District Rates Decreasing
or Remaining Flat for Street Lighting, Security Guard, Multipurpose Maintenance, and
Capital Improvement/Road Maintenance Special Taxing Districts

Agenda Item No. 5(M)

Ordinance No. 25-68

Executive Summary

The purpose of this item is to gain authorization from the Board of County Commissioners (Board) to collect non-ad valorem assessments placed on the 2025 real property tax bills. Of the total 1,084 active Special Taxing Districts, rates for 881 districts are decreasing or remaining flat, as reflected in Exhibit A, rates for 180 districts are increasing, and 23 newly active districts are being assessed for the first time.

Recommendation

It is recommended that the Board approve the attached Ordinance pertaining to the proposed FY 2025-26 assessment rates for the active Street Lighting, Security Guard, Multipurpose Maintenance, and Capital Improvement/Road Maintenance 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 continue providing services for all lots and parcels. The attached Ordinance relates to the rates for Special Taxing Districts that decrease or remain flat. The Parks, Recreation and Open Spaces Department (PROS) has determined, and I concur, that the services provided by these Special Taxing Districts will offer special benefits to properties within each district, exceeding the amount of special assessments to be levied.

Therefore, it is hereby recommended that the proposed rates in Exhibit A, which either decrease or remain at the same levels as in FY 2024-25, 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 assessment for districts with rates decreasing or remaining flat is \$18,401,967 (Exhibit A). The total combined assessment proposed for all Special Taxing Districts is \$28,339,155. These funds will accrue from the special assessments paid by the property owners of folios within the active Special Taxing Districts.

Social Equity Statement

If approved, property owners within the affected Special Taxing Districts will have a decreased or flat rate 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 Liset Romero-Lopez, Chief of the Special Assessment Districts Division (Division) with PROS, and the financials are overseen by Angus Laney, PROS Budget Chief.

Delegation of Authority

This item authorizes the County Mayor or County Mayor's designee, contingent upon Board approval of non-ad-valorem rates non-ad valorem assessment roll, to place the non-ad valorem assessments on the 2025 real property tax bills, subjecting the properties on which the special assessments are levied to the same collection procedures as for ad valorem taxes, including possible loss of title.

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 for the legal framework of Special Taxing Districts. The County categorizes such improvements and services as follows:

1. Street Lighting - created in existing communities at their request and mandated by Code in new subdivisions;
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 rights-of-way line; and
4. Capital Improvement/Road Maintenance - provides for upgrades or improvements within public rights-of-way; examples include water/sewer, drainage, utilities and other roadway improvements.

The County is currently responsible for the management and operation of 1,084 active Special Taxing Districts, which are comprised of 266,228 folios. Of these districts, 938 are Street Lighting Districts, 24 are Security Guard Districts, 120 are Multipurpose Maintenance Districts, and 2 are Capital Improvement/Road Maintenance Districts. In summary, 91.56% of the folios within active districts (243,782 folios) have decreasing or flat rates for FY 2025-26. 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.

Because these non-ad valorem assessments are being collected for more than one year, and because the rates have not been increased, notice of these assessments will be provided to taxpayers by including the assessments in the Property Appraiser's notice of proposed property taxes and proposed or adopted non-ad valorem assessments, pursuant to section 197.3632(6), Florida Statutes.

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 2023 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.

A handwritten signature in black ink that reads "Roy Coley". The signature is written in a cursive, flowing style. Below the signature is a solid horizontal line.

Roy Coley
Chief Utilities and Regulatory Services Officer



MEMORANDUM

(Revised)

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

DATE: July 1, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(M)

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 _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(M)
7-1-25

ORDINANCE NO. 25-68

ORDINANCE APPROVING, ADOPTING AND RATIFYING
SPECIAL ASSESSMENT DISTRICT RATES FOR CERTAIN
SPECIAL TAXING DISTRICTS IN MIAMI-DADE COUNTY,
FLORIDA FOR RATES DECREASING OR REMAINING FLAT
FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025
AND ENDING SEPTEMBER 30, 2026; 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,

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

Section 1. This Board incorporates and approves the foregoing recitals as if fully set forth herein.

Section 2. 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, but not limited to, street lighting, security guard, multipurpose maintenance, and capital improvement/road maintenance.

Section 3. The annual Special Taxing District rates as reflected in Exhibit A to the accompanying memorandum for special taxing districts, including, but not limited to, street lighting, multipurpose maintenance, security guard, and capital improvements/road maintenance, are approved and made a part hereof. These rates for Special Taxing Districts are hereby levied for the 2025-26 fiscal year.

Section 4. 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 5. 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 6. This ordinance shall become effective 10 days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 7. 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, Florida.

PASSED AND ADOPTED: July 1, 2025

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Ryan Carlin

Handwritten signature of Ryan Carlin, consisting of a stylized 'RC' and the word 'Carlin' written above it.

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0003	Sunswept Isle	0.4219	0.4219	198	16334	\$ 6,891
L0004	Town Park Estates	0.3462	0.3462	761	65934	\$ 22,826
L0005	Richmond Heights	0.4854	0.4854	2002	167364	\$ 81,238
L0006	West Perrine	0.4136	0.4136	1343	125970	\$ 52,101
L0007	Naranja Park	0.4979	0.4979	238	28627	\$ 14,253
L0008	Southwest Section One	0.5275	0.5275	7990	699939	\$ 369,217
L0009	Twin Lakes	0.4190	0.4190	1281	119882	\$ 50,230
L0011	Westchester	0.5273	0.5273	4946	393702	\$ 207,599
L0012	Brownsville	0.3147	0.3147	4920	380408	\$ 119,714
L0013	Carol City	0.3779	0.3779	9565	821141	\$ 310,309
L0014	Ives Estates	0.4684	0.4684	1257	107161	\$ 50,194
L0016	Enchanted Lake	0.5099	0.5099	70	6380	\$ 3,253
L0018	Colonial Drive	0.5550	0.5550	3562	313430	\$ 173,953
L0019	Biscayne	0.3552	0.3552	3144	93136	\$ 33,081
L0020	Sunset Park	0.5430	0.5430	1685	86454	\$ 46,944
L0022	Palm Springs North	0.4463	0.4463	1680	139332	\$ 62,183
L0024	Village Green	0.3662	0.3662	1856	162336	\$ 59,447
L0025	Oakland Park	0.3499	0.3499	397	34024	\$ 11,905
L0026	Star Lakes	0.9030	0.9030	440	8937	\$ 8,070
L0027	Sky Lake	0.5650	0.5650	812	74612	\$ 42,155
L0028	Southwest Section Two	0.4109	0.4109	660	55212	\$ 22,686
L0029	Westbrooke	0.5737	0.5737	124	10450	\$ 5,995
L0031	Lake Arcola	0.3265	0.3265	272	23352	\$ 7,624
L0032	Southwest Section Two Addition One	0.3219	0.3219	91	7595	\$ 2,444
L0033	Stephens Manor	0.3887	0.3887	487	34821	\$ 13,534
L0034	Park Shores	0.3260	0.3260	1060	72844	\$ 23,747
L0035	Town Park Estates Addition One	0.4945	0.4945	119	9846	\$ 4,868
L0036	Kendallwood	0.3000	0.3000	236	25937	\$ 7,781
L0037	Mashta Island	0.2016	0.2016	79	8304	\$ 1,674
L0038	Westbrooke Gardens	0.3953	0.3953	527	36386	\$ 14,383
L0040	Liberty City	0.4321	0.4321	2703	244344	\$ 105,580
L0042	Highland Sparling	0.5349	0.5349	849	78702	\$ 42,097
L0043	Central Canal	0.5145	0.5145	915	70294	\$ 36,166
L0044	Rose Glen	0.4631	0.4631	87	8879	\$ 4,111

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Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0046	Northwest Shores	0.3650	0.3650	1226	91055	\$ 33,235
L0047	Sabal Palm	0.6197	0.6197	1705	89284	\$ 55,329
L0048	Key Biscayne One	0.1894	0.1894	1088	87011	\$ 16,479
L0049	Snapper Creek Park	0.3886	0.3886	260	29169	\$ 11,335
L0050	Howard Drive	0.5395	0.5395	551	77900	\$ 42,027
L0051	Key Biscayne Two	0.5821	0.5821	182	14602	\$ 8,499
L0053	Coral Pines	0.4505	0.4505	788	72713	\$ 32,757
L0054	Flamingo Village	0.3807	0.3807	328	29529	\$ 11,241
L0056	Mitchell Lake	0.3670	0.3670	98	9399	\$ 3,449
L0057	Bel Aire	0.1948	0.1948	559	42737	\$ 8,325
L0058	Laurel Hill Park	0.5599	0.5599	269	24272	\$ 13,589
L0059	Goulds	0.3935	0.3935	1986	184466	\$ 72,587
L0060	Pinewood Park	0.3195	0.3195	816	63807	\$ 20,386
L0061	Cutler Ridge	0.4366	0.4366	872	75974	\$ 33,170
L0062	Sierra	0.4461	0.4461	926	92761	\$ 41,380
L0063	Village Green Underground	0.8323	0.8323	486	28178	\$ 23,452
L0064	Palm Springs North Underground	0.8202	0.8202	658	21168	\$ 17,361
L0065	Biscayne Pines	0.4396	0.4396	499	31749	\$ 13,956
L0066	Rana Park	0.5093	0.5093	160	13460	\$ 6,855
L0067	Anderson Heights	0.3718	0.3718	788	74466	\$ 27,686
L0068	University Manor	0.5708	0.5708	325	29343	\$ 16,748
L0069	South Miami Heights	0.5851	0.5851	8929	715743	\$ 418,781
L0070	Highland Gardens	0.7741	0.7741	163	14704	\$ 11,382
L0071	Cutler Ridge Addition One	0.4300	0.4300	2995	224866	\$ 96,692
L0072	Darlington Manor	0.4644	0.4644	592	51631	\$ 23,977
L0073	Little River Acres	0.3020	0.3020	386	30574	\$ 9,233
L0074	Central Miami	0.3641	0.3641	377	27162	\$ 9,889
L0075	Biscayne Manning	0.3545	0.3545	357	34825	\$ 12,345
L0077	Biscayne Manning First Addition	0.2858	0.2858	139	15688	\$ 4,483
L0078	Andover First Addition	0.3267	0.3267	189	5253	\$ 1,716
L0079	Tallamoody	0.5299	0.5299	350	32470	\$ 17,205
L0080	Liberty Plaza	0.2513	0.2513	152	18373	\$ 4,617
L0082	Central Miami Addition One	0.4069	0.4069	313	22915	\$ 9,324
L0083	Naranja Lakes	3.1898	2.0733	364	6887	\$ 14,278
L0084	Schenley	0.3628	0.3628	324	26804	\$ 9,724

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0085	Richmond Heights Addition One	0.7712	0.7712	540	45110	\$ 34,788
L0087	West Little River	0.3067	0.3067	593	46535	\$ 14,272
L0088	Lee Manor	0.4513	0.4513	530	37182	\$ 16,780
L0089	Golf Park Minton Manor Fairmont	0.5034	0.5034	751	68800	\$ 34,634
L0091	Biscayne Gardens Addition Two	0.2118	0.2118	465	46841	\$ 9,920
L0092	Whittman	0.3097	0.3097	6527	544490	\$ 168,628
L0093	Cantelope	0.4099	0.4099	151	13895	\$ 5,695
L0094	Cape Florida	0.5731	0.5731	156	17346	\$ 9,940
L0101	Westbrooke Third Addition	0.4996	0.4996	126	10727	\$ 5,359
L0102	North County	0.8309	0.6647	8441	452974	\$ 301,091
L0103	Little Gables	0.3281	0.3281	842	65612	\$ 21,527
L0104	International Gardens	0.7609	0.7609	4129	84115	\$ 64,003
L0106	Bird Road Highlands	0.1774	0.1774	850	54397	\$ 9,650
L0108	Biscayne Gardens Third Addition	0.4051	0.4051	602	54113	\$ 21,921
L0112	Sky Lakes First Addition	0.6783	0.6783	903	9839	\$ 6,673
L0113	Allapattah	0.2611	0.2611	1073	99578	\$ 25,999
L0114	Princetonian	0.7685	0.7685	1109	64158	\$ 49,305
L0115	Hardwood Village	0.4030	0.4030	314	22279	\$ 8,978
L0116	Lee Manor First Addition	0.4029	0.4029	456	40532	\$ 16,330
L0118	Carol City First Addition	0.5504	0.5504	228	4651	\$ 2,559
L0125	Costall Doral East	0.1636	0.1636	252	18845	\$ 3,083
L0127	Sevilla Heights	0.6107	0.3054	40	3360	\$ 1,026
L0128	Lake Park	0.4870	0.4870	1212	16157	\$ 7,868
L0129	Loyola Westbrooke	0.6732	0.6732	100	8394	\$ 5,650
L0130	Central Heights	0.3774	0.3774	393	31554	\$ 11,908
L0132	Bird South	0.6047	0.6047	35	2838	\$ 1,716
L0133	Expressway Industrial Park	0.8682	0.8682	102	11482	\$ 9,968
L0134	Villages of Homestead	0.9688	0.9688	424	26718	\$ 25,884
L0136	East Golf Park	0.3995	0.3995	613	53306	\$ 21,295
L0137	Lazarus on Richmond	0.9770	0.9770	157	12923	\$ 12,625
L0138	Coral Way Estates	0.3881	0.3881	276	20418	\$ 7,924
L0139	The Hammocks	2.2367	2.2367	6012	75774	\$ 169,483
L0140	Happy Farms Acres	0.4038	0.4038	478	37104	\$ 14,982
L0142	West Flagler Estates	0.8408	0.8408	134	6160	\$ 5,179
L0145	Monique	0.6355	0.6355	40	3893	\$ 2,474

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Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0147	Sky Lake Homes	0.8655	0.8655	109	9019	\$ 7,805
L0150	Country Club of Miami Estates	0.7012	0.7012	711	54835	\$ 38,450
L0151	Tamiami Lakes	0.5931	0.5931	1780	70012	\$ 41,524
L0154	Coral Highlands	1.2386	1.2386	192	12119	\$ 15,010
L0155	Twin Homes Estates	0.4460	0.4460	196	6608	\$ 2,947
L0156	Sunset Homes	0.7059	0.7059	101	9311	\$ 6,572
L0160	Winston Park	0.9424	0.9424	2445	130740	\$ 123,209
L0162	Coral Terrace Section One	0.2806	0.2806	120	8060	\$ 2,261
L0165	Westbrook Addition No Five	0.7106	0.7106	53	4596	\$ 3,265
L0167	Torremolinos	0.7238	0.7238	29	2465	\$ 1,784
L0168	Pinewood Manor	0.8572	0.8572	81	6910	\$ 5,923
L0169	Little Plantations of Miami	0.6409	0.6409	472	39117	\$ 25,069
L0170	Intag Manor First Addition	0.4878	0.4878	36	2921	\$ 1,424
L0172	Beverly Estates	0.8573	0.8573	283	15625	\$ 13,395
L0174	West Cherry Grove	1.5372	1.5372	125	5073	\$ 7,798
L0175	Bilbao Estates	0.8339	0.6671	198	8927	\$ 5,955
L0176	Las Palmas	0.8206	0.8206	242	14896	\$ 12,223
L0179	Highland Lakes Estates	0.3356	0.3356	29	2545	\$ 854
L0180	Westgate Gardens	0.2908	0.2908	628	29218	\$ 8,496
L0181	The Falls	2.0563	2.0563	9	5664	\$ 11,646
L0182	Westwind Lakes	0.8459	0.8459	1379	71173	\$ 60,205
L0185	Royale Green Townhouse	1.5052	1.5052	853	38527	\$ 57,990
L0189	Gem Homes	0.9572	0.9572	358	29415	\$ 28,156
L0190	Doral Park	1.1856	1.1856	2391	43063	\$ 51,055
L0193	Lakes of Avalon	1.6228	1.6228	675	11127	\$ 18,056
L0195	Meadow Wood Manor Section Four	1.2104	1.2104	294	24486	\$ 29,637
L0197	Margarita's Estates	0.5181	0.5181	125	8308	\$ 4,304
L0202	Rustic Lakes	1.1218	1.1218	38	3129	\$ 3,510
L0203	Sunset West	1.1603	1.1603	1045	42831	\$ 49,696
L0205	Coral West Heights	0.9074	0.9074	301	20314	\$ 18,432
L0210	The Lakes	1.7227	1.7227	355	8864	\$ 15,270
L0213	Royale Green Section One	1.2527	1.2527	718	37371	\$ 46,814
L0218	RJ Katz	0.9531	0.9531	117	10069	\$ 9,596
L0219	Country Lakes Manors	1.0222	1.0222	705	51290	\$ 52,428
L0221	Ben Granoff Park	1.3677	1.3677	28	3634	\$ 4,970

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Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0222	Strawberry Fields Homes	1.0136	1.0136	245	12263	\$ 12,429
L0223	Garson Subdivision Section One	0.7694	0.7694	77	4150	\$ 3,193
L0225	Meadow Wood Manor Section Eight North	0.4625	0.4625	40	3481	\$ 1,609
L0226	Meadow Wood Manor Section Eight South	0.8227	0.8227	82	6792	\$ 5,587
L0229	Westchester Park	0.8815	0.7051	49	3137	\$ 2,211
L0230	South Springs Homes	1.7703	1.7703	22	2681	\$ 4,746
L0231	Oak Park	0.9826	0.7861	554	38912	\$ 30,588
L0232	California Hills	0.7549	0.7549	185	10482	\$ 7,912
L0233	Riviera South	1.0154	1.0154	41	2266	\$ 2,300
L0235	Pleasure Village South	1.0578	1.0578	35	3010	\$ 3,183
L0236	Marbella Park	2.3759	2.3759	672	3685	\$ 8,755
L0239	Bird Lakes South Section One	1.1334	1.1334	100	5720	\$ 6,483
L0240	Bird Lakes South Section Three	0.6822	0.6822	210	11400	\$ 7,777
L0241	My First Home	0.6411	0.6411	136	7211	\$ 4,622
L0242	Sunset Harbour Section Six	1.8471	1.8471	35	1674	\$ 3,092
L0244	Bird Lakes South Addition Three	0.7107	0.7107	53	2727	\$ 1,938
L0245	Meadow Wood Manor Section Nine	1.0057	1.0057	167	14227	\$ 14,308
L0246	Bird Estates	1.3056	1.3056	37	2238	\$ 2,921
L0248	Andrade Subdivision	0.7953	0.7953	60	3576	\$ 2,843
L0249	Mediterrania	1.2015	1.2015	112	9252	\$ 11,116
L0250	Americas at Miller	1.0414	1.0414	83	4198	\$ 4,371
L0253	Weitzer Killian Place	1.0455	1.0455	33	3787	\$ 3,959
L0255	Roger Homes	1.4717	1.4717	128	6640	\$ 9,772
L0256	Munne Estates	0.8373	0.8373	71	4123	\$ 3,452
L0259	American Homes	1.8544	1.8544	193	11777	\$ 21,839
L0260	Biscayne Gardens	0.5602	0.5602	155	15315	\$ 8,579
L0261	Monasterio Subdivision	1.2069	1.2069	29	1692	\$ 2,042
L0265	Flamingo Farms Estates	2.0916	2.0916	43	4917	\$ 10,284
L0266	Dadeland Forest Estates	0.7181	0.7181	16	1401	\$ 1,006
L0267	Lakeview	0.4924	0.4924	839	60951	\$ 30,012
L0268	Villa Sevilla	1.2240	0.9793	129	6751	\$ 6,611
L0269	Roel Subdivision	1.3199	1.3199	47	3192	\$ 4,213
L0271	Blue Heaven Landing	0.8205	0.8205	24	1131	\$ 927
L0273	Riverbend	1.0233	1.0233	320	28412	\$ 29,073
L0276	Meadow Wood Manor Section Ten	1.2037	1.2037	81	6368	\$ 7,665

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0277	Forest View	1.1445	1.1445	216	12267	\$ 14,039
L0278	Pi Estates	1.2650	1.2650	59	4816	\$ 6,092
L0279	Royal Cutler Estates	2.3965	2.3965	21	2361	\$ 5,658
L0281	Barima Estates	1.4773	1.4773	77	8409	\$ 12,422
L0283	Mirelda Estates	1.9455	1.9455	53	6293	\$ 12,243
L0284	Naroca Estates	1.1280	1.1280	164	11381	\$ 12,837
L0285	Bird Lakes South Section Four	0.7475	0.7475	142	7997	\$ 5,977
L0289	Shomar Subdivision	0.9570	0.9570	20	1745	\$ 1,669
L0290	Venezia Homes Estates	0.8352	0.8352	240	12790	\$ 10,682
L0292	Michelle Woods	2.1643	2.1643	15	2119	\$ 4,586
L0296	Monaco Estates	1.1064	1.1064	49	3600	\$ 3,983
L0298	Jacarandas at Sunset	1.8239	1.8239	23	1419	\$ 2,588
L0300	Munne Royal Homes	1.7561	1.7561	68	5423	\$ 9,523
L0301	Weitzer Hammocks Homes	1.3248	1.3248	236	13684	\$ 18,128
L0303	Canton Subdivision	1.4189	1.4189	47	2688	\$ 3,814
L0304	Adventure Homes	1.0131	1.0131	424	23049	\$ 23,350
L0305	Oaks and Pines	2.0632	2.0632	10	1077	\$ 2,222
L0309	Hartford Place	1.1112	1.1112	201	17062	\$ 18,959
L0313	Rustic Lakes Addition One	1.1942	1.1942	75	6339	\$ 7,570
L0314	Amerihomes	1.4428	1.4428	93	6670	\$ 9,623
L0315	Fantasy Homes	1.4195	1.1356	86	4601	\$ 5,224
L0316	Forest Lakes	2.7331	2.7331	1180	27988	\$ 76,494
L0317	Brandon Park	0.6845	0.6845	310	27828	\$ 19,048
L0319	Sharon Estates	1.0652	1.0652	31	3977	\$ 4,236
L0320	Nelmar Subdivision	1.7153	1.3722	15	1029	\$ 1,411
L0321	Canton Subdivision First Addition - 28	0.9944	0.4975	28	1596	\$ 794
L0322	Biscayne Villas	1.0579	1.0579	107	6190	\$ 6,548
L0326	Raas Subdivision	1.4637	1.4637	26	2241	\$ 3,280
L0328	PVC Subdivision	0.7778	0.7778	20	1715	\$ 1,333
L0329	Monaco Estates First Addition	1.0597	1.0597	122	7739	\$ 8,201
L0331	Shoma Kendall	1.2928	1.2928	165	9402	\$ 12,154
L0332	San Diego Subdivision First Addition	1.0285	1.0285	25	1369	\$ 1,408
L0333	Datorre	0.3769	0.3769	31	4902	\$ 1,847
L0334	Daxal subdivision	1.4271	1.4271	105	10137	\$ 14,466
L0336	GB Estates	1.3202	1.3202	157	13441	\$ 17,744

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0338	Oak Ridge Villas	0.9125	0.9125	42	2171	\$ 1,981
L0339	Hammocks Shores	0.8111	0.8111	78	7124	\$ 5,778
L0340	Richmond Homes	1.1066	0.8852	58	3876	\$ 3,431
L0341	Carmichael Estates	0.7560	0.7560	14	1709	\$ 1,292
L0342	Magnolia Manors	1.9569	1.9569	8	742	\$ 1,452
L0343	Oak Creek	1.3559	1.3559	219	8221	\$ 11,146
L0347	West Kendall Best	3.4011	3.4011	888	10064	\$ 34,228
L0348	Nelfer Subdivision	1.3172	1.3172	42	2768	\$ 3,646
L0350	Peral Subdivision	1.2719	1.2719	126	6374	\$ 8,107
L0351	Habitat Homes South	1.2678	1.2678	41	3365	\$ 4,266
L0353	Rosmont Subdivision No 3	0.3628	0.3628	6	441	\$ 159
L0354	Krizia Subdivision Third Addition	1.9460	1.9460	12	1037	\$ 2,018
L0355	Coral Bird Homes Subdivision Phase One	0.9206	0.9206	70	4079	\$ 3,755
L0356	Gold Dream Estates	0.9654	0.9654	11	925	\$ 892
L0357	Arien Subdivision One and Two	1.2220	1.2220	35	1964	\$ 2,400
L0358	Eagles Point Subdivision	2.2032	2.2032	14	935	\$ 2,059
L0359	Vanessa Ranch	1.4700	1.4700	153	9170	\$ 13,479
L0360	Mandy Subdivision	0.9555	0.9555	182	13399	\$ 12,802
L0361	Pena Subdivision	1.3464	1.3464	29	1842	\$ 2,480
L0363	Southwind Point	1.3208	1.3208	61	3395	\$ 4,484
L0364	Amigo's Subdivision	0.6942	0.6942	3	327	\$ 227
L0366	Riviera West	0.9180	0.9180	29	1793	\$ 1,645
L0367	Majestic Homes	0.8621	0.8621	174	11069	\$ 9,542
L0368	Krizia Subdivision Fourth Addition	0.9280	0.9280	35	3222	\$ 2,990
L0369	Highland at Kendall	1.6139	1.6139	80	4206	\$ 6,788
L0371	Gordon Estates	1.4710	1.4710	8	1240	\$ 1,824
L0373	VTL Subdivision	1.8677	1.8677	12	907	\$ 1,694
L0374	Truval West Subdivision	1.3719	1.3719	8	406	\$ 556
L0375	Truval Gardens	1.3354	1.3354	9	495	\$ 661
L0377	Hammocks Shores Second Addition	0.6893	0.6893	75	6285	\$ 4,332
L0378	Abbro Subdivision	1.0897	1.0897	10	836	\$ 910
L0380	Lago Mar South	2.9848	2.9848	462	2831	\$ 8,449
L0381	Thousand Pines	1.8219	1.8219	46	6147	\$ 11,199
L0382	Oak Park Estates Section One	1.0073	1.0073	168	11026	\$ 11,106
L0387	Costa Verde	2.3478	1.8783	355	3247	\$ 6,098

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0388	Centro Villas North	1.1493	1.1493	34	3135	\$ 3,603
L0389	Arien Subdivision Section Three	0.6667	0.6667	30	1740	\$ 1,160
L0391	Superior Homes Estates	0.4654	0.4654	218	12055	\$ 5,610
L0392	Miller's Glen Subdivision	0.9449	0.9449	31	3936	\$ 3,719
L0394	Zac Subdivision	0.9400	0.9400	16	1184	\$ 1,112
L0395	Anta Subdivision One	0.6709	0.6709	15	1212	\$ 813
L0396	Cordoba Estates Section Two	1.2737	1.2737	57	3266	\$ 4,159
L0397	Shoma Homes at Tamiami Two	1.8453	1.8453	231	12030	\$ 22,198
L0398	Nunez Estates	1.8903	1.8903	4	328	\$ 620
L0399	West Dade Subdivision	1.5572	1.5572	8	752	\$ 1,171
L0401	Oak Creek South	1.7100	1.7100	100	7319	\$ 12,515
L0402	Esquerro Estates	1.4851	1.4851	20	2051	\$ 3,045
L0404	Highland Kendall First Addition	1.4223	1.4223	101	5621	\$ 7,994
L0406	Richmond Homes First Addition	1.4468	1.4468	29	1936	\$ 2,801
L0407	Emerald Point	1.1017	1.1017	22	1219	\$ 1,342
L0408	Eagles Point First Addition	1.1861	1.1861	14	951	\$ 1,127
L0409	Maralex Homes	1.5605	1.5605	184	11159	\$ 17,413
L0410	Dimara Subdivision	2.4951	2.4951	5	412	\$ 1,027
L0411	Old Cutler Homes	0.9807	0.9807	25	1400	\$ 1,372
L0412	Ashly Subdivision	0.6135	0.6135	8	740	\$ 453
L0413	Weitzer Serena Lakes	2.3309	2.3309	548	6120	\$ 14,265
L0414	Punta Gorda Estates	1.3318	1.3318	15	1275	\$ 1,698
L0415	Aristotle Subdivision	1.3617	1.3617	653	32811	\$ 44,678
L0417	Gasser Subdivision	1.0888	1.0888	2	394	\$ 428
L0418	Migdalia Subdivision	0.6807	0.6807	29	2368	\$ 1,611
L0419	Moody Drive Estates	0.8793	0.8793	114	6712	\$ 5,901
L0420	Mimi Subdivision	0.6888	0.6888	32	2111	\$ 1,454
L0423	Mayte Subdivision	0.9839	0.9839	100	6891	\$ 6,780
L0424	PA at West Sunset	0.0199	0.0199	224	3360	\$ 66
L0425	PA at Coral Reef	0.6937	0.6937	130	6620	\$ 4,592
L0427	Sunnyview Subdivision	1.5570	1.5570	72	3797	\$ 5,911
L0428	JAR Subdivision	0.7411	0.7411	6	784	\$ 581
L0432	Kenellen Subdivision	1.9391	1.9391	10	660	\$ 1,279
L0435	PVC Subdivision First Addition	1.2371	1.2371	9	755	\$ 934
L0436	Star High Subdivision	1.5284	1.5284	4	458	\$ 700

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0437	Hammock Shores Third Addition	0.8350	0.8350	73	6164	\$ 5,146
L0438	Galloway Estates	0.8719	0.8719	129	1679	\$ 1,463
L0439	Richland Estates	1.0654	1.0654	164	14000	\$ 14,915
L0440	Ali Subdivision	0.8130	0.8130	8	984	\$ 799
L0442	Eureka Creek	0.8011	0.8011	31	2041	\$ 1,635
L0443	Kendall Family Estates Phase One	0.9212	0.9212	197	13185	\$ 12,146
L0445	Benson Lakes	0.9015	0.9015	103	2630	\$ 2,370
L0448	Spanish Lakes	1.3320	1.3320	526	9362	\$ 12,470
L0449	Galloway Glen	1.6727	1.6727	248	40361	\$ 67,511
L0450	Marien Subdivision	1.2892	1.2892	60	3479	\$ 4,485
L0451	Quirch Subdivision	1.2100	1.2100	43	3571	\$ 4,320
L0452	Corsica	1.3341	1.3341	115	9442	\$ 12,596
L0454	Coral Bird Homes Subdivision Phase Two	0.8951	0.7162	48	2706	\$ 1,938
L0455	Monaco's Miller Homesites	2.8276	2.8276	3	545	\$ 1,541
L0456	PVC Estates	0.6549	0.6549	26	2692	\$ 1,762
L0457	A & R Subdivision	0.7426	0.7426	8	672	\$ 499
L0459	Brighton Meadow	2.4782	2.4782	357	4553	\$ 11,283
L0462	Cres Subdivision	0.7690	0.7690	33	2493	\$ 1,917
L0466	Weitzer Serena Lakes West Section Two	1.0412	1.0412	191	2425	\$ 2,524
L0467	Hardin Hammocks Estates	1.0537	1.0537	1	1974	\$ 2,080
L0469	Ferel Subdivision	1.1246	1.1246	6	530	\$ 596
L0470	Fedy Estates	1.2160	1.2160	5	588	\$ 715
L0473	Manqus Sub Sec 1 & 2	1.3201	1.3201	235	16030	\$ 21,161
L0475	Peacock's Point	2.2889	2.2889	120	720	\$ 1,648
L0476	Amore Subdivision	1.1714	1.1714	16	1412	\$ 1,654
L0477	Pedro Alberto Subdivision	4.4072	4.4072	228	684	\$ 3,014
L0478	Oak Ridge Falls	1.6691	1.6691	44	1209	\$ 2,017
L0479	Shoma Estates	0.9340	0.9340	545	31570	\$ 29,486
L0480	Bristol at Kendall	1.6713	1.6713	54	216	\$ 361
L0481	Bristol Park Two	1.1770	1.1770	208	1830	\$ 2,153
L0482	Majestic Estates	0.9666	0.9666	476	31963	\$ 30,895
L0483	Interian Homes	0.8414	0.8414	4	517	\$ 435
L0484	Pelican's Point	0.8604	0.8604	173	3832	\$ 3,297
L0485	Kendall Village West	1.1614	1.1614	149	1807	\$ 2,098
L0487	Zenteno Subdivision	1.9479	1.9479	6	575	\$ 1,120

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0488	Barcelona Estates	1.1264	1.1264	31	2484	\$ 2,797
L0489	Nelia Subdivision	1.4228	1.1383	8	716	\$ 815
L0490	Country Lakes Manors Section Two	1.3932	1.3932	647	52792	\$ 73,549
L0491	Monasterio Estates Section Two	0.8243	0.8243	16	848	\$ 699
L0493	Cadiz Estates	1.1178	1.1178	8	747	\$ 834
L0494	Cristianne Estates	0.7076	0.7076	14	1221	\$ 863
L0496	Med South	1.1091	1.1091	221	18935	\$ 21,000
L0498	Kessler Groves Sections Three and Four	1.3872	1.3872	185	18761	\$ 26,025
L0499	Laguna Ponds Sections One and Two	1.3204	1.0563	599	37575	\$ 39,690
L0500	WDL D Subdivision	1.2218	1.2218	15	2006	\$ 2,450
L0501	Vecin Homes First Addition	2.0782	2.0782	9	614	\$ 1,276
L0503	Llauro Subdivision	1.2914	1.2914	3	350	\$ 451
L0504	South View Subdivision	1.6581	1.6581	24	1360	\$ 2,255
L0505	Hammocks Estates	1.4039	1.4039	154	11496	\$ 16,139
L0506	Savannah Landing	1.6070	1.6070	18	1150	\$ 1,848
L0507	Doral Landings	2.0563	2.0563	517	7100	\$ 14,599
L0508	Hughes West Subdivision	0.8966	0.8966	66	1718	\$ 1,540
L0509	Caribe Lakes Phase One	3.0066	3.0066	454	908	\$ 2,729
L0510	Bristol Pointe	0.9348	0.9348	181	1991	\$ 1,861
L0512	Castillian Subdivision	0.6017	0.6017	8	698	\$ 419
L0514	Maria Gardens	2.0796	2.0796	90	5279	\$ 10,978
L0515	Micheline Subdivision	1.1120	1.1120	15	384	\$ 427
L0516	Doral Isles Antilles	1.5502	1.5502	2930	24149	\$ 37,435
L0517	Caribe Subdivision	1.8543	0.9272	13	1137	\$ 1,054
L0518	Laffitte Subdivision	1.0163	1.0163	31	2145	\$ 2,179
L0519	Palapala	3.3249	3.3249	12	1410	\$ 4,688
L0522	Auto Nation Perrine East	0.2672	0.2672	2	3335	\$ 891
L0524	Michelle Manors Subdivision	0.6731	0.6731	75	5836	\$ 3,928
L0525	Llanos at Bird Road	0.7896	0.7896	99	1809	\$ 1,428
L0526	Raas Subdivision No 2	1.8571	1.8571	9	819	\$ 1,520
L0527	Doral Meadows First Addition	1.2396	1.2396	133	1995	\$ 2,473
L0528	Goldvue	1.0723	1.0723	159	954	\$ 1,022
L0529	PVC Estates First Addition	1.2073	1.2073	4	328	\$ 395
L0530	Nyurka Estates	0.3885	0.3885	15	1045	\$ 405
L0531	Saminik Subdivision	1.4439	1.4439	48	2584	\$ 3,731

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0532	Weitzer Serena Lakes Estates	0.8116	0.8116	70	4033	\$ 3,273
L0533	Hawksnest	3.3410	3.3410	72	648	\$ 2,164
L0534	Mystic Place	1.3209	1.3209	51	561	\$ 741
L0537	Garden Hills Subdivision	2.0009	2.0009	294	24489	\$ 49,000
L0540	Central Park Estates	0.6112	0.6112	49	931	\$ 569
L0541	Riviera Trace	0.7094	0.7094	212	12284	\$ 8,714
L0542	Palm Spring Estates	1.0741	1.0741	164	13214	\$ 14,193
L0543	Salma Lake	1.7683	1.7683	81	5626	\$ 9,948
L0544	Sinos Estates	0.8783	0.8783	6	575	\$ 505
L0545	Kendall Country Estates Country Walk	1.1149	1.1149	207	12338	\$ 13,755
L0546	Cosar Subdivision	1.7704	1.7704	62	4550	\$ 8,055
L0547	Bridgeport Villas	0.7691	0.7691	102	918	\$ 706
L0548	Red Gardens	4.5644	4.5644	1	1134	\$ 5,176
L0550	West Dade Land Subdivision	0.3686	0.3686	45	3131	\$ 1,154
L0551	Karenero Falls	0.8691	0.8691	80	1077	\$ 936
L0552	Balmoral Subdivision	1.9346	1.9346	137	1269	\$ 2,455
L0553	Wonderly Estates	1.4217	1.4217	213	13960	\$ 19,846
L0554	Reserve at Doral	1.5524	1.5524	135	1890	\$ 2,934
L0555	Beacon at 97 Ave	0.3803	0.3803	4	1349	\$ 513
L0557	MICC	0.8601	0.8601	143	12102	\$ 10,408
L0558	International Corporate Park	1.3114	1.3114	132	22729	\$ 29,806
L0559	Biscayne Point South	2.9900	2.9900	217	1026	\$ 3,067
L0560	Poinciana Lakes Subdivision	1.0065	1.0065	88	616	\$ 620
L0563	Five Stars	0.5837	0.5837	6	514	\$ 300
L0564	Big Five Homes	0.5051	0.5051	34	986	\$ 498
L0566	Park Lakes	1.0664	1.0664	142	8946	\$ 9,540
L0567	Ibis Villas	1.5365	1.5365	262	1396	\$ 2,144
L0568	Enclave at Doral	2.8422	2.8422	258	1216	\$ 3,456
L0570	Zoe Miller Estates	2.0369	2.0369	3	515	\$ 1,049
L0571	Bonita Golf View	1.9190	1.9190	55	1050	\$ 2,014
L0572	Mastrapa Estates	0.7527	0.7527	8	639	\$ 480
L0578	Dimauro Subdivision	0.3895	0.3895	11	665	\$ 259
L0579	Bird Gardens Subdivision	1.0820	1.0820	50	3294	\$ 3,564
L0581	Corsica Place	2.1580	2.1580	268	18048	\$ 38,947
L0582	Deering Point Subdivision	1.0430	1.0430	25	2629	\$ 2,742

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L0583	Summerwind Subdivision	1.3372	1.3372	29	1812	\$ 2,423
L0584	Sarco Subdivision	1.8165	1.8165	13	752	\$ 1,366
L0586	Hawksnest First Addition	2.0552	2.0552	88	616	\$ 1,266
L0587	Garden Hills West	2.0491	2.0491	382	24818	\$ 50,854
L0589	Cres Estates	0.5985	0.5985	39	3400	\$ 2,034
L0590	Sylvia Subdivision	0.8071	0.8071	6	736	\$ 594
L0591	Koki Estates	2.4922	2.4922	4	447	\$ 1,114
L0593	Royal Landings	0.7362	0.7362	137	11040	\$ 8,127
L0594	Royal Landings Estates	1.2077	1.2077	15	1276	\$ 1,541
L0596	Community Partnership South	2.1560	2.1560	7	6574	\$ 14,173
L0597	Juan David Subdivision	2.6646	2.6646	7	474	\$ 1,263
L0599	Signature Gardens Subdivision	1.0434	1.0434	95	760	\$ 792
L0600	Presidential Estates	0.5561	0.5561	175	6864	\$ 3,817
L0601	Sunset Lakes Estates	3.8492	3.8492	39	663	\$ 2,552
L0602	The Palace at Kendall First Addition	0.6776	0.6776	1	974	\$ 659
L0603	Nicoi Tract	1.7124	1.7124	1	890	\$ 1,524
L0604	Daily First Addition	2.1292	2.1292	59	325	\$ 691
L0605	Doral Commerce Park	2.5277	2.5277	103	2083	\$ 5,265
L0606	Shirtee One and Two	2.2537	2.2537	341	682	\$ 1,537
L0611	Nomarr Estates	0.9551	0.9551	27	1739	\$ 1,660
L0612	Cantal West Industrial Park	1.0105	1.0105	23	570	\$ 575
L0614	Hawksnest Second Addition	2.3097	2.3097	88	352	\$ 813
L0616	Savannah Doral	1.8530	1.8530	173	3114	\$ 5,770
L0617	Costa Dorada	1.9112	1.9112	52	676	\$ 1,291
L0618	Cartal Subdivision	0.8620	0.8620	9	797	\$ 687
L0619	Mayte South	1.0743	1.0743	42	3784	\$ 4,065
L0621	Acapulco Homes	1.0962	1.0962	56	3514	\$ 3,852
L0622	Emerald Oaks	1.4384	1.4384	25	1679	\$ 2,415
L0624	The Villas of Barcelona	1.2389	1.2389	58	406	\$ 502
L0627	Miami International Parkway	1.6698	1.6698	41	4619	\$ 7,712
L0630	Villa Esperanza	3.5195	3.5195	1	772	\$ 2,717
L0631	Country Park Estates	0.6252	0.6252	25	1342	\$ 839
L0633	Villa Real at Doral	4.2965	4.2965	162	324	\$ 1,392
L0635	Don Elias Estates	1.5195	1.2156	75	4815	\$ 5,853
L0637	Les Jardins/Secret Gardens	5.2360	5.2360	112	178	\$ 932

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0639	Mansions of Pine Glenn	1.4188	1.4188	12	1311	\$ 1,860
L0641	Luz Estela South	1.0267	1.0267	99	6590	\$ 6,765
L0644	Mavito Estates	0.4990	0.4990	7	497	\$ 248
L0645	Coral Reef Nurseries	1.4916	1.4916	238	18698	\$ 27,889
L0646	Villa Castillo	1.2870	1.2870	59	885	\$ 1,138
L0647	Prince of Peace Catholic Church	2.6505	2.6505	1	884	\$ 2,343
L0648	Puerto Bello at Doral	1.2500	1.2500	124	960	\$ 1,200
L0649	Valencia Grove	1.7612	1.7612	53	5335	\$ 9,396
L0650	Shoreway Subdivision	1.5033	1.5033	419	26073	\$ 39,195
L0652	Deer Creek Estates	1.2642	1.2642	119	1071	\$ 1,353
L0653	Redland East	0.4713	0.4713	8	418	\$ 197
L0654	Preserve at Doral	1.8680	1.8680	62	682	\$ 1,273
L0655	Marpi Homes	1.2541	1.2541	70	4230	\$ 5,304
L0656	Luisangel Subdivision	1.2665	1.0127	10	788	\$ 798
L0657	Oak Ridge Falls First Addition	2.2373	2.2373	33	1155	\$ 2,584
L0658	Crestview Lakes	2.1186	2.1186	143	9220	\$ 19,533
L0660	Bonita Golf View Part Two	2.2275	2.2275	217	1811	\$ 4,034
L0662	Ponce Estates	1.5076	1.5076	118	6401	\$ 9,650
L0664	The Hamptons	2.8913	2.8913	35	276	\$ 797
L0666	Park Lakes by the Meadows Phase Three	1.6348	1.3077	42	3633	\$ 4,750
L0668	Castcana Estates	3.1954	3.1954	8	732	\$ 2,339
L0670	Kenwood Estates	2.3676	2.3676	5	634	\$ 1,501
L0672	Dimensions at Doral	2.6193	2.6193	88	352	\$ 921
L0674	Venetian Lake	2.2188	2.2188	60	3698	\$ 8,205
L0676	Superior Trace	2.0422	1.6337	23	1447	\$ 2,363
L0679	Biarritz Subdivision Phase One	0.8547	0.8547	54	702	\$ 599
L0680	Bonita	1.9756	1.9756	666	6912	\$ 13,655
L0682	Bird Road Properties	1.1055	1.1055	31	2454	\$ 2,712
L0684	Twin Lake Shores	0.4186	0.4186	477	7632	\$ 3,194
L0686	Migdalia Subdivision Second Addition	0.7257	0.7257	8	649	\$ 470
L0687	Casa Lago	1.0501	1.0501	60	5106	\$ 5,361
L0688	Krizia Subdivision Fifth Addition	0.7513	0.7513	33	2980	\$ 2,238
L0689	Marquesa Subdivision	0.8055	0.8055	78	1193	\$ 960
L0695	Lilandia Subdivision	2.0428	2.0428	143	1144	\$ 2,336
L0696	Caribbean Palms	1.2896	0.7738	66	6012	\$ 4,652

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EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0698	Oaks South	0.9728	0.9728	105	11295	\$ 10,987
L0699	Costa Bonita	0.6441	0.6441	40	680	\$ 437
L0700	Lago Mar First Addition	1.7670	1.7670	141	3150	\$ 5,566
L0701	Larose Subdivision	1.6486	1.6486	12	754	\$ 1,243
L0702	Dolphin View	1.9971	1.9971	68	340	\$ 679
L0703	Balani Subdivision	1.2590	1.2590	70	4634	\$ 5,834
L0704	La Espada	1.9995	1.9995	198	1922	\$ 3,843
L0706	Bismark Homes	2.5142	2.5142	134	1340	\$ 3,369
L0707	Doral Concourse	0.8852	0.8852	44	1681	\$ 1,488
L0709	Tiffany at Sunset	0.6923	0.6923	26	390	\$ 269
L0711	Kayla's Place	1.5580	1.5580	160	11908	\$ 18,552
L0712	Parkview Townhomes Phase One	0.5837	0.5837	34	884	\$ 515
L0713	Park Lake Sections 1-4	1.2457	1.2457	450	9000	\$ 11,211
L0714	Mako Subdivision	1.1429	1.1429	6	700	\$ 800
L0715	Kaiser Subdivision	1.2377	1.2377	8	770	\$ 953
L0716	Precious Homes at Lakes by the Bay	3.1047	3.1047	123	783	\$ 2,430
L0718	T & F Subdivision	1.7118	1.7118	43	3698	\$ 6,330
L0719	Yasamin Subdivision	1.7831	1.7831	4	212	\$ 378
L0720	Marta Subdivision	0.8831	0.8831	8	770	\$ 679
L0721	Hidden Grove	1.3348	0.9123	1	5428	\$ 4,951
L0722	West Lakes Estates Subdivision	0.9177	0.9177	104	8594	\$ 7,886
L0723	Ponce Estates Section Two	1.1556	1.1556	122	6415	\$ 7,413
L0725	Mystic Forest	3.1713	3.1713	72	216	\$ 685
L0726	Valencia Grove Estates	1.2283	1.2283	113	13797	\$ 16,946
L0729	Millenium Subdivision	1.3217	1.3217	6	690	\$ 911
L0730	Gefen Equity Commercial Subdivision	1.3737	1.3737	2	843	\$ 1,158
L0732	Miracle West	1.2339	1.2339	29	1984	\$ 2,448
L0733	Sunset Lakes Estates 1 & 2	2.4091	2.4091	115	1589	\$ 3,828
L0735	Park Lakes by the Meadows Phases 4-5	1.4317	1.4317	51	3734	\$ 5,345
L0736	Watersedge	1.1408	0.9127	35	2451	\$ 2,237
L0739	GC Corp IAD	2.3973	2.3973	11	1178	\$ 2,824
L0740	Park Lakes by the Meadows Phase Six	1.1437	1.1437	46	3954	\$ 4,522
L0744	Krizia Subdivision First Addition	0.6462	0.5492	77	6400	\$ 3,514
L0745	Estate Homes	1.4941	1.4941	57	3815	\$ 5,699
L0746	Gabriella Estates	2.6648	2.6648	6	698	\$ 1,860

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0747	Century Park Villas	0.0118	0.0118	766	5349	\$ 63
L0748	Biarritz Subdivision Phase Two	1.5025	1.5025	55	605	\$ 909
L0749	Redlands Forest	1.5946	1.5946	20	2834	\$ 4,519
L0750	Miller South Subdivision	3.1528	3.1528	108	648	\$ 2,043
L0751	Sunset Pointe	3.3224	3.3224	10	639	\$ 2,123
L0752	Nito Estates Subdivision	1.7217	1.7217	12	1322	\$ 2,276
L0753	Erica Gardens	1.5211	1.5211	82	4554	\$ 6,927
L0754	Crestview Lakes First and Second Additions	2.3170	2.3170	139	8604	\$ 19,935
L0755	Stephanie's Subdivision	0.9401	0.9401	20	1418	\$ 1,333
L0756	Canero's Oak	1.1636	1.1636	3	330	\$ 383
L0758	Shoma at Country Club of Miami	2.8602	2.8602	406	737	\$ 2,107
L0760	Laroc Estates	0.8493	0.8493	130	7836	\$ 6,655
L0761	Royalton Sub	1.4953	1.4953	82	5199	\$ 7,774
L0764	Miller Cove First Addition	1.0010	1.0010	59	3858	\$ 3,861
L0765	Marbella Estates	1.6206	1.6206	15	1057	\$ 1,712
L0766	Sunset Farms	2.2429	2.2429	8	1330	\$ 2,983
L0767	Silvia Subdivision	3.6856	3.6856	48	528	\$ 1,945
L0769	Oak Ridge Falls Second Addition	2.2981	2.2981	6	1087	\$ 2,498
L0771	Nunez Homes	1.0715	1.0715	10	727	\$ 778
L0776	Mindi Subdivision	1.1754	0.3526	18	1665	\$ 587
L0777	Chiu Subdivision	1.7782	1.7782	4	640	\$ 1,138
L0778	Capri Homes	1.0119	1.0119	24	1257	\$ 1,271
L0779	Sella Subdivision	1.4004	1.4004	76	4980	\$ 6,973
L0780	Nelsay Plaza	1.6337	1.6337	2	565	\$ 923
L0783	Esplanadas Dreams	2.0901	1.6722	23	1388	\$ 2,321
L0785	Miller Cove	0.8496	0.8496	85	5219	\$ 4,434
L0786	EFM Estates Sections 1-4	2.3957	2.3957	457	28716	\$ 68,794
L0788	Kendall Breeze	2.0946	2.0946	777	3108	\$ 6,510
L0790	Tamiami Gefen Industrial Park	1.2256	1.2256	41	3778	\$ 4,630
L0791	AB at Tamiami Trail	2.7348	2.7348	705	37543	\$ 102,672
L0795	Alco Estates and Additions 1-5	2.0259	2.0259	100	4910	\$ 9,947
L0797	Children's Plaza	1.6798	1.6798	2	1074	\$ 1,804
L0800	Adrian Builders at Tamiami	0.9540	0.9540	38	979	\$ 933
L0801	Milon Venture	1.5122	1.5122	514	31382	\$ 47,455
L0802	Redland Estates	1.5093	1.5093	24	4121	\$ 6,219

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0805	Lauren's Pond	1.4414	1.4414	52	2780	\$ 4,007
L0807	Ed Mar Estates	0.8046	0.6435	32	2185	\$ 1,406
L0811	Melody Homes	0.8022	0.8022	11	1090	\$ 874
L0813	A & S Industrial Park	1.6137	1.6137	129	5260	\$ 8,488
L0814	Milya Subdivision	1.4225	1.4225	28	2826	\$ 4,019
L0815	BMS Kendale Lakes	2.4562	1.9637	1	331	\$ 649
L0816	Shoma Villas at Country Club of Miami 1	1.4236	1.4236	121	484	\$ 689
L0817	Cedar West Homes	2.3269	2.3269	103	6306	\$ 14,673
L0818	Heti Subdivision	2.1212	1.0606	1	165	\$ 174
L0819	Vega Coral Way Subdivision	0.6538	0.6538	8	722	\$ 472
L0820	Egret Lakes Homes	4.1450	4.1450	573	7220	\$ 29,926
L0822	CVS at Coral Way	0.8165	0.8165	2	752	\$ 614
L0823	Nilo Subdivision	1.9684	1.5745	24	1831	\$ 2,882
L0824	Hainlin Mill Estates Section Four	0.6957	0.6957	8	723	\$ 502
L0826	North Lake Park	2.7945	2.7945	35	652	\$ 1,822
L0827	Precious Executive Homes	2.6282	2.6282	22	2719	\$ 7,146
L0828	Rosewood Homes	1.9478	1.9478	15	1379	\$ 2,686
L0829	Miracle West First Addition	0.8100	0.8100	7	600	\$ 486
L0830	Camino Real Estates and First Addition	1.0364	1.0364	61	4782	\$ 4,956
L0831	Eve Estates	1.0449	1.0449	49	6142	\$ 6,417
L0832	Woodlands	0.7305	0.7305	139	5476	\$ 4,000
L0833	Doral Pointe Shopping Center	1.8948	1.8948	1	361	\$ 684
L0834	Hermilio Subdivision	2.0655	2.0655	15	993	\$ 2,051
L0836	Cauley Palisades	0.7125	0.7125	19	1346	\$ 959
L0837	Mardel Estates	3.3773	3.3773	10	1458	\$ 4,924
L0839	Nicolle Subdivision	2.2435	2.2435	25	1754	\$ 3,935
L0840	Helena Homes	2.4694	2.4694	73	4383	\$ 10,823
L0841	DVH Estates	0.7559	0.7559	99	13732	\$ 10,380
L0844	Oak South Estates	1.0330	1.0330	89	12091	\$ 12,490
L0847	Alina Estates	1.5685	1.2546	19	1775	\$ 2,226
L0848	Emerald Isles	1.7932	1.7932	120	2640	\$ 4,734
L0849	Lakes by the Bay South Commons	2.6296	2.6296	2295	35176	\$ 92,498
L0850	Miller's Landing	2.2710	2.2710	5	550	\$ 1,249
L0851	Costa Linda at Doral	1.8107	1.3578	238	1428	\$ 1,938
L0853	Koki Estates First Addition	2.1855	2.1855	5	507	\$ 1,108

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District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0855	Spanish Garden Villas	0.7743	0.7743	4	2211	\$ 1,711
L0856	Jesslyn Subdivision	2.1439	2.1439	121	7847	\$ 16,823
L0857	North Palm Estates	1.1727	1.1727	153	8705	\$ 10,208
L0860	Sabina Shopping Center	0.7159	0.7159	4	813	\$ 582
L0861	North Lake Commerce	2.1576	2.1576	35	717	\$ 1,546
L0862	Granada Homes Estates	1.9582	1.9582	6	717	\$ 1,404
L0863	Casa Lago First Addition	1.0033	1.0033	27	2436	\$ 2,444
L0865	Wal Mart Hialeah	7.5383	7.5383	5	1852	\$ 13,960
L0866	Salcines Subdivision	0.8556	0.8556	3	284	\$ 242
L0869	Estate Homes Third Addition	1.0551	1.0551	8	454	\$ 479
L0871	San Valentin	1.3403	1.3403	19	1058	\$ 1,418
L0874	Shoma Homes at Old Cutler Point	0.8413	0.8413	505	10023	\$ 8,432
L0876	Miller Grove	1.0818	1.0818	3	330	\$ 356
L0877	Gefen Maisel Subdivision	0.9165	0.9165	10	695	\$ 636
L0879	Tamiami Industrial Park	1.4208	1.4208	39	331	\$ 470
L0880	Biscayne Drive Estates	1.1400	1.1400	113	9993	\$ 11,392
L0881	Tuscan Lake Villas	2.9971	2.9971	253	1265	\$ 3,791
L0882	Flightways Subdivision	2.2028	2.2028	45	1260	\$ 2,775
L0883	Deer Creek Estates First Addition	1.9504	1.9504	25	1714	\$ 3,342
L0885	Sussvan Subdivision	1.2699	1.2699	4	352	\$ 447
L0886	Eden Lake	1.0837	1.0837	47	3999	\$ 4,333
L0887	Danielle Patrick Subdivision	1.6792	1.6792	34	2833	\$ 4,757
L0892	Melquiades Subdivision	0.9442	0.9442	8	896	\$ 846
L0893	Kingdom Dreams	1.4430	1.4430	237	6154	\$ 8,880
L0894	Villas del Campo Subdivision	2.1736	2.1736	325	11621	\$ 25,259
L0895	Century Estates and First Addition	2.3222	2.3222	194	11596	\$ 26,928
L0899	Courts at Tuscan Phase Two	1.3394	1.3394	102	1326	\$ 1,776
L0903	Cutler Lake Homes Phase One	2.3620	2.3620	217	978	\$ 2,310
L0904	La Costa at Old Cutler Section One	1.9192	1.9192	23	2747	\$ 5,272
L0906	Mica Subdivision Second Addition	0.4496	0.4496	7	845	\$ 379
L0908	Mica Subdivision and First Addition	1.1518	1.1518	30	1680	\$ 1,935
L0909	Precious Forest Homes	0.7938	0.7938	49	4569	\$ 3,626
L0910	Tamiami Marketplace	0.6146	0.6146	5	1134	\$ 696
L0912	November Heights	2.9435	2.9435	8	707	\$ 2,081
L0915	Estate Homes Second Addition	1.1550	1.1550	12	1433	\$ 1,655

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EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L0916	Doral Isles North Sections 1 & 2	2.0423	2.0423	664	10430	\$ 21,301
L0918	Miller Lake	1.5196	1.5196	43	2498	\$ 3,795
L0919	Anaco Estates	1.6122	1.6122	12	1418	\$ 2,286
L0921	Stephanie Subdivision First Addition	0.7949	0.7949	22	1604	\$ 1,275
L0923	Chateaubeau Mansions	1.3252	1.3252	12	1842	\$ 2,441
L0924	Spring West Estates	1.1411	1.1411	18	1559	\$ 1,778
L0927	Aileen Subdivision	1.4357	1.4357	8	544	\$ 781
L0928	Pelican Bay at Old Cutler Lakes	2.7618	2.7618	245	13988	\$ 38,632
L0929	Cedar West Homes Two	2.1951	2.1951	32	2328	\$ 5,110
L0931	Mystic Forest Two	3.0364	3.0364	51	357	\$ 1,083
L0932	Bent Tree Briarcliff	8.9773	8.9773	1	132	\$ 1,185
L0933	Ibis Villas at Doral	1.3016	1.3016	196	2659	\$ 3,460
L0937	Riverside	2.0855	2.0855	234	468	\$ 976
L0939	Bluewaters Subdivision	1.8839	1.8839	476	18854	\$ 35,519
L0940	Pete's Place	1.7453	1.7453	179	2685	\$ 4,686
L0943	Anaco Estates First Addition	2.5504	2.5504	6	705	\$ 1,798
L0944	Santa Barbara Subdivision	2.8052	2.8052	194	970	\$ 2,721
L0946	Grand Manor Villas	2.7961	2.7961	114	912	\$ 2,550
L0947	South Pointe Cove	1.0335	1.0335	67	537	\$ 554
L0948	Homestar Landings	2.5320	2.5320	40	2254	\$ 5,707
L0950	Victoria Bay Estates	2.6474	2.6474	17	1316	\$ 3,483
L0954	Kings's Estates	2.0447	2.0447	15	1075	\$ 2,198
L0956	Ethereal Subdivision	2.1253	2.1253	17	1452	\$ 3,085
L0957	Kendallwood Industrial Park Replat	0.9424	0.9424	135	3665	\$ 3,453
L0958	Cosmopolitan Roadway	1.1465	1.1465	7	6609	\$ 7,577
L0959	Pine Manor	2.4419	2.4419	42	1722	\$ 4,204
L0962	Spicewood Subdivision	1.9860	1.9860	477	20738	\$ 41,185
L0963	Mustang Ranch	2.3712	2.3712	29	3928	\$ 9,314
L0969	Chediak Subdivision	1.6621	1.6621	7	663	\$ 1,101
L0970	Silver Palm Lake	1.1030	1.1030	202	12184	\$ 13,438
L0971	Century Gardens	1.1270	1.1270	330	21458	\$ 24,183
L0972	Islands at Doral	1.5259	1.5259	532	9733	\$ 14,851
L0973	Virginia Estates	1.8458	1.8458	10	1440	\$ 2,657
L0974	Costa Azul Homes	1.0888	1.0888	12	935	\$ 1,018
L0975	Oakland Estates	1.6051	1.6051	145	4404	\$ 7,068

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L0978	Lorant Enterprises at Tamiami	1.0976	1.0976	2	1268	\$ 1,391
L0981	Hainlin Mills Park View	2.0728	2.0728	8	687	\$ 1,424
L0982	Colonnade	2.6904	2.6904	301	3349	\$ 9,010
L0988	Santa Monica Estates	0.5784	0.5784	19	1058	\$ 611
L0992	Sunset Cove	1.5952	1.5952	21	1356	\$ 2,163
L0993	Missy Estates First Addition	0.6548	0.6548	19	1880	\$ 1,231
L0994	Missy Estates Second Addition	1.3064	1.3064	21	1570	\$ 2,051
L0995	Helena Homes First Addition	1.4256	1.4256	12	672	\$ 958
L0997	Superior Subdivision	0.9785	0.4887	4	796	\$ 389
L1003	Christopher Gardens	1.1014	1.1014	135	7819	\$ 8,611
L1004	Glenwood Park Estates	0.5047	0.5047	44	3164	\$ 1,596
L1006	Moody Drive Estates First Addition	0.7585	0.7585	62	4082	\$ 3,096
L1009	Christy's Estates	1.4887	1.4887	45	3309	\$ 4,926
L1014	South Point	2.7580	2.7580	8	533	\$ 1,470
L1015	Hilda's Estates Subdivision	1.8076	1.4462	39	2640	\$ 3,817
L1018	Silver Palm Homes	1.5100	1.5100	296	11548	\$ 17,437
L1019	Century Townhomes at Bird Road	1.9958	1.9958	60	1200	\$ 2,394
L1021	Beacon Lakes Phase One	1.1567	1.1567	47	21320	\$ 24,660
L1023	Islands at Doral Northwest	0.9764	0.9764	818	15930	\$ 15,554
L1025	West Doral Lakes	1.2328	1.2328	327	4656	\$ 5,739
L1026	Isabella Homes	1.4228	1.4228	21	1814	\$ 2,580
L1027	Chadustry Estates	3.5088	3.5088	12	1421	\$ 4,986
L1029	Tallahassee Gardens	0.6887	0.6887	371	28478	\$ 19,612
L1031	Estates Mansions First Addition	0.8208	0.8208	96	13948	\$ 11,448
L1033	Islands at Doral First Addition	1.3136	1.3136	697	16077	\$ 21,118
L1034	Leti Subdivision First Addition	1.3810	1.3810	18	992	\$ 1,369
L1035	Goulds Hammock Estates	0.8419	0.8419	52	3081	\$ 2,593
L1036	Century Prestige	1.3931	1.1144	71	4030	\$ 4,491
L1037	Enchanted Place, Two & Three	1.8393	0.9197	42	3174	\$ 2,919
L1038	Olivia's Subdivision	1.0169	1.0169	17	1301	\$ 1,322
L1039	Breeze at Galloway	3.2645	3.2645	18	2121	\$ 6,924
L1040	Interlaken	0.9825	0.9825	180	5706	\$ 5,606
L1041	Courts at Tuscany	2.1474	2.1474	324	3888	\$ 8,349
L1042	Granada Ranch Estates	1.6479	1.6479	9	1335	\$ 2,199
L1048	Shrader's Haven	1.1782	1.1782	22	926	\$ 1,091

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L1053	Islands at Doral Townhomes	1.0016	1.0016	145	2465	\$ 2,468
L1054	Cutler Breeze	7.2789	7.2789	6	520	\$ 3,785
L1055	Chateau Royal Estates	0.9087	0.9087	80	4839	\$ 4,397
L1058	Pan American West Park	1.0209	1.0209	72	14529	\$ 14,832
L1059	Sunset Lake Townhomes	2.0234	2.0234	72	1152	\$ 2,330
L1060	Sable Palm Estates	1.4610	1.4610	105	5673	\$ 8,288
L1061	Pinewood Park Extension	0.5966	0.5966	561	49096	\$ 29,290
L1062	Naranja Gardens	2.0856	2.0856	221	8603	\$ 17,942
L1064	Nilo Estates	3.4207	3.4207	20	1184	\$ 4,050
L1065	Matah Subdivision	0.3583	0.3583	21	935	\$ 335
L1066	Doral Isles North Section Three	1.2593	1.2593	42	671	\$ 844
L1068	Leyva Subdivision	2.0000	2.0000	15	994	\$ 1,988
L1069	Bonita Grand Estates South	1.7398	1.3919	92	13178	\$ 18,342
L1070	Eurosuites at Doral	1.6736	1.3388	2	3385	\$ 4,531
L1074	Whistling Pines Creek	2.0369	2.0369	18	1274	\$ 2,595
L1076	Zamora's Grove	0.8953	0.8953	20	1594	\$ 1,427
L1083	Jeannie Forest	1.2386	1.2386	64	3433	\$ 4,252
L1085	Kendall Commons	1.5115	1.5115	802	38874	\$ 58,758
L1088	Landmark at Doral	0.6183	0.6183	892	24534	\$ 15,169
L1090	Vitran at Naranja Estates	1.2873	1.2873	84	3707	\$ 4,772
L1091	Black Creek Homes	1.2506	1.2506	23	2183	\$ 2,730
L1092	Abel Homes at Naranja Villas	3.2555	3.2555	36	912	\$ 2,969
L1093	Mandarin Lakes and First Addition	0.9508	0.9508	880	30094	\$ 28,613
L1094	Ozambela Subdivision	1.4714	1.4714	7	367	\$ 540
L1098	Zamora's Grove First Addition	0.2928	0.2928	10	683	\$ 199
L1099	Bizmark Estates	0.5553	0.2775	27	1755	\$ 487
L1105	Buddy's Paradise	1.6030	1.6030	20	1466	\$ 2,349
L1106	Farmland Development	0.9525	0.9525	31	421	\$ 401
L1107	BMS Kendall	2.4010	2.4010	3	823	\$ 1,976
L1108	Peterson	1.3092	1.3092	25	4444	\$ 5,818
L1109	Redlands Colonial Estates	1.5660	1.5660	9	1175	\$ 1,840
L1110	Vany Subdivision	2.7820	2.2251	5	422	\$ 938
L1121	Enclave at Black Point Marina	2.0289	2.0289	240	14436	\$ 29,289
L1122	Mansions at Sion	1.2455	1.2455	40	2542	\$ 3,166
L1126	Mingo's Garden	2.6604	2.6604	1	212	\$ 564

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L1130	Courts at Tuscany North	1.4855	1.4855	56	896	\$ 1,331
L1131	Silver Palms Park	2.8752	2.8752	20	1193	\$ 3,430
L1132	Evergreen Garden Estates	1.2316	1.2316	110	6972	\$ 8,586
L1135	Isla Margarita at Doral	0.7974	0.7974	38	1140	\$ 909
L1136	South Point First Addition	0.6338	0.6338	8	456	\$ 289
L1137	Greystoke Homes at 216 St	1.8614	1.8614	20	1392	\$ 2,591
L1138	Beacon at Doral	2.0494	2.0494	177	1416	\$ 2,901
L1140	Grand Bay at Doral	0.6709	0.6709	689	22596	\$ 15,159
L1141	Parkview Condominiums	1.3270	1.3270	1	1425	\$ 1,890
L1143	Lucky Start at Sunrise Estates	1.3672	1.3672	72	5525	\$ 7,553
L1150	Miami Gardens Park	0.7817	0.7817	3	2748	\$ 2,148
L1151	Lake Frances Subdivision	1.9272	1.9272	143	8406	\$ 16,200
L1152	Forest Lake Paradise	1.6194	1.6194	53	1219	\$ 1,974
L1153	Leti Subdivision Third Addition	2.7556	2.7556	7	360	\$ 992
L1156	Century Gardens Village	1.8109	1.8109	274	2670	\$ 4,835
L1157	Bailes Common First Addition	1.7394	1.7394	48	2933	\$ 5,102
L1158	Ramda Subdivision	10.7271	6.4354	24	480	\$ 3,088
L1160	Mirasol Subdivision	1.4361	1.4361	13	759	\$ 1,089
L1161	Borek	1.5230	1.5230	69	4790	\$ 7,295
L1167	Tedville Estates	0.7995	0.7995	8	1471	\$ 1,176
L1168	Bailes Common	0.6968	0.6968	31	1939	\$ 1,351
L1169	BHM East Campus Expansion	5.3955	0.2697	8	6270	\$ 1,691
L1170	MC Estates	1.4103	1.4103	496	19945	\$ 28,128
L1171	Silver Palm East Section Five	1.6763	1.6763	16	1199	\$ 2,009
L1173	Baroque Estates	1.5775	1.5775	6	434	\$ 683
L1174	Riviera Grand Estates Subdivision	1.4932	1.4932	50	3390	\$ 5,061
L1176	Hemingway's Point	3.2893	3.2893	321	17922	\$ 58,950
L1181	VM Estates	2.8629	2.8629	4	399	\$ 1,142
L1183	Vessel Subdivision	2.3614	2.3614	59	3838	\$ 9,063
L1188	Eureka Estates	1.2296	1.2296	45	2805	\$ 3,449
L1198	Coral Stone Estates	0.9757	0.9757	12	1402	\$ 1,367
L1199	Tuscany Villas West	1.7290	1.7290	99	1188	\$ 2,054
L1201	Miller Cove Third Addition	0.7336	0.7336	14	931	\$ 682
L1203	Sion Estates	1.0107	1.0107	21	1398	\$ 1,412
L1204	Coco Palm Estates	2.4781	2.4781	743	1858	\$ 4,603

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
L1208	Century Gardens at Tamiami	1.8939	1.8939	447	2517	\$ 4,766
L1219	Dolphmac	4.0772	4.0772	1	337	\$ 1,374
L1222	Reserve at Doral West	0.8943	0.8943	123	615	\$ 549
L1225	Zunjic Estates	3.6239	3.6239	5	729	\$ 2,640
L1232	Sunset Residential	0.7974	0.7974	58	696	\$ 554
L1233	Doranda Subdivision	2.5104	2.5104	158	1738	\$ 4,363
L1242	Victoria Gardens	2.1182	2.1182	5	203	\$ 429
L1243	Venetian Parc	1.2201	1.2201	605	13557	\$ 16,540
L1257	Doral Breeze	1.7795	1.7795	541	5014	\$ 8,922
L1259	Town and Country Professional Center	0.5610	0.5610	39	1606	\$ 900
L1260	Sion Estates First Addition	0.6765	0.6765	27	1592	\$ 1,076
L1265	Magnolia Landing	4.5399	4.5399	2	1645	\$ 7,468
L1267	Mirabella	2.6480	2.6480	1	855	\$ 2,264
L1269	Doral Villas	2.6098	2.6098	1102	1868	\$ 4,874
L1270	United Storage Doral	0.9007	0.4503	1	453	\$ 203
L1282	Casa Matias	1.9115	1.9115	3	1285	\$ 2,456
L1286	C.W. 144 Subdivision	1.6722	1.6722	25	1446	\$ 2,418
L1292	Vintage Estates	1.5884	1.5884	170	1360	\$ 2,160
L1300	Hibiscus Gardens	8.6306	8.6306	1	406	\$ 3,504
L1313	Bonita Estates Mansions South	1.4967	1.4967	22	2909	\$ 4,353
L1315	Doral Commons Residential and Doral Commons Commercial	1.7507	1.7507	323	5566	\$ 9,744
L1323	Walden Townhomes	0.1285	0.1285	74	2576	\$ 331
L1333	Southland II	3.1095	3.1095	19	1188	\$ 3,694
L1334	Bright Homes	0.9031	0.9031	24	3157	\$ 2,851
L1339	Borluv Subdivision	0.5769	0.5769	9	1534	\$ 884
L1347	Bailes Common Second Addition	1.2734	1.2734	22	1412	\$ 1,798
L1349	Palmera at Century Breeze	0.4695	0.4695	20	1444	\$ 677
L1350	Vanessas Place	1.7292	1.7292	16	1141	\$ 1,973
L1355	Meadows Subdivision	1.0844	1.0844	82	6219	\$ 6,743
L1367	Beacon Lakes Expansion North	2.0584	2.0584	7	6218	\$ 12,799
L1369	Vilhen Drive Estates	2.8314	2.8314	85	11349	\$ 32,133
L1370	Bonita Grand Estates South III	2.1598	2.1598	12	1294	\$ 2,794
L1383	Cypress Lake	0.9035	0.9035	59	3256	\$ 2,941
L1386	Coco Palm Villas	4.4353	3.5473	283	509	\$ 1,806

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on lot/parcel)
EXHIBIT A (Security Guard Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
G152	STAR ISLAND	9652.4935	9652.4935	34.0	38.5	\$ 371,621
G191	N DADE C.C./ANDOVER	396.2390	396.2390	1331.0	1495.6	\$ 592,615
G208	DEVONWOOD	3625.6287	3625.6287	84.0	84.0	\$ 304,553
G189	BELLE MEADE IS.	6330.5370	6330.5370	54.0	54.0	\$ 341,849
G197	SANS SOUCI	2620.9532	2620.9532	237.0	236.0	\$ 618,545
G203	COVENTRY SECURITY	9382.3529	9382.3529	34.0	34.0	\$ 319,000
G232	FOUR WAY LODGE EST SEC GD	7572.8941	7572.8941	43.0	42.5	\$ 321,848
G234	BAY HEIGHTS SEC GD	2710.0265	2710.0265	191.0	190.0	\$ 514,905
G236	BRICKELL FLAGLER PLAZA SG	9377.7273	9377.7273	33.0	33.0	\$ 309,465
G237	MORNINGSIDE SEC GD	1767.4077	1767.4077	450.0	459.5	\$ 812,124
G242	FAIRHAVEN ROV PATROL	3800.4151	3800.4151	54.0	53.0	\$ 201,422
G248	NATOMA ROV PATROL	1235.6324	1235.6324	135.0	136.0	\$ 168,046
G258	SABAL PALM ROVING PATROL	638.9009	638.9009	333.0	333.0	\$ 212,754

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on square footage)
EXHIBIT A (Multipurpose Maintenance Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Square Footage	Value
M188	Royal Harbour Yacht Club	0.0189	0.0189	141	530,270	\$ 10,022
M198	Skylake Golf Club	0.0192	0.0192	909	2,914,547	\$ 55,959
M199	Dolphin Land	0.0373	0.0373	22	17,094,541	\$ 637,626
M204	Free Zone	0.0051	0.0026	34	879,090	\$ 2,286
M206	Mediterranean	0.0111	0.0111	112	900,125	\$ 9,991
M208	Limewood Grove	0.0237	0.0237	239	2,131,742	\$ 50,522
M215	Forest View	0.0051	0.0051	216	1,179,123	\$ 6,014
M212	East Oakmont	0.0423	0.0423	18	236,516	\$ 10,005
M235	Old Cutler Homes	0.0873	0.0873	25	137,496	\$ 12,003
M241	Doral Park	0.0098	0.0098	2,481	20,448,358	\$ 200,394
M240	Corsica	0.0113	0.0113	115	1,061,953	\$ 12,000
M246	Wonderly Estates	0.0406	0.0406	213	1,354,371	\$ 54,987
M253	Royal Landing Multipurpose	0.0136	0.0136	137	1,098,701	\$ 14,942
M249	Corsica Place	0.0710	0.0710	129	943,487	\$ 66,988
M266	Casa Lago	0.0169	0.0169	60	512,486	\$ 8,661
M251	Garden Hills West	0.0266	0.0266	382	2,559,726	\$ 68,089
M254	San Denis San Pedro Estates	0.0480	0.0480	88	521,329	\$ 25,024
M258	Shoreway Subdivision	0.0340	0.0340	569	3,523,181	\$ 119,788
M257	Ponce Estates	0.0488	0.0488	118	716,566	\$ 34,968
M292	Valencia Grove Estates	0.0195	0.0195	49	787,271	\$ 15,352
M234	Aristotle Subdivision	0.0089	0.0089	653	3,161,448	\$ 28,137
M260	Marpi Homes	0.0617	0.0617	70	421,416	\$ 26,001
M273	Ponce Estates Section Two	0.0368	0.0368	122	715,537	\$ 26,332
M334	Casa Lago First Addition	0.0274	0.0274	27	237,902	\$ 6,519
M339	Florencia Estates	0.0319	0.0319	34	229,881	\$ 7,333
M312	Grand Lakes	0.0728	0.0728	785	4,367,831	\$ 317,978
M297	Kendalland	0.0716	0.0716	410	2,655,857	\$ 190,159
M300	Sella Subdivision	0.0602	0.0602	76	465,580	\$ 28,028
M340	Biscayne Drive Estates	0.0187	0.0187	113	974,407	\$ 18,221
M343	Eden Lake	0.0512	0.0512	47	419,938	\$ 21,501
M330	North Palm Estates	0.0199	0.0199	153	826,517	\$ 16,448
M277	Park Lakes by the Meadows Phases 4-5	0.0531	0.0531	24	150,031	\$ 7,967
M285	Erica Gardens	0.0443	0.0443	85	454,779	\$ 20,147
M299	Capri Homes	0.0445	0.0445	24	123,544	\$ 5,498
M302	Miller Cove	0.1155	0.1155	85	476,015	\$ 54,980

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on square footage)
EXHIBIT A (Multipurpose Maintenance Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Square Footage	Value
M309	Milon Venture	0.0144	0.0144	514	3,000,517	\$ 43,207
M279	Mangus Subdivision	0.0267	0.0267	235	1,500,171	\$ 40,055
M321	Helena Homes	0.0166	0.0166	73	414,178	\$ 6,875
M314	Laroc Estates	0.0255	0.0255	130	783,060	\$ 19,968
M293	Crestview Lakes	0.0446	0.0446	139	840,893	\$ 37,504
M287	Park Lakes by the Meadows Phase Six	0.0295	0.0295	46	358,910	\$ 10,588
M344	Danielle Patrick	0.0782	0.0782	34	333,054	\$ 26,045
M323	Oaks South Estates	0.0171	0.0171	89	1,345,323	\$ 23,005
M362	Keystone	0.0277	0.0277	116	643,122	\$ 17,814
M345	Countryside and First Addition	0.0935	0.0935	170	1,389,057	\$ 129,877
M409	Camino Real Estates and First Addition	0.0275	0.0275	61	382,755	\$ 10,526
M387	Cosmopolitan Roadway	0.0044	0.0044	7	3,201,767	\$ 14,088
M263	Park Lakes by the Meadows Phase 3	0.0045	0.0045	42	333,056	\$ 1,499
M270	Highland Lake	162.6794	162.6794	105	105	\$ 17,000
M307	Candlewood	228.5714	228.5714	35	35	\$ 8,000
M346	Kingdom Dreams	0.0452	0.0452	237	1,281,794	\$ 57,937
M358	Miller Lake	0.0478	0.0430	43	226,299	\$ 9,731
M365	Cedar West Homes 2	0.0746	0.0746	32	120,722	\$ 9,006
M385	Homestar Landings	0.0550	0.0550	40	218,006	\$ 11,990
M412	JC Kern Estates	0.0604	0.0604	59	397,387	\$ 24,002
M439	Olivia Subdivision	0.0650	0.0650	17	115,484	\$ 7,506
M459	Sable Palms Estates	0.1139	0.1139	105	573,856	\$ 65,362
M275	Moody Drive	0.0367	0.0367	114	587,746	\$ 21,570
M295	Miller Cove First Addition	0.0258	0.0258	59	385,167	\$ 9,937
M329	Coral West Homes	0.1287	0.1287	6	50,516	\$ 6,501
M386	Kings Estates	0.0642	0.0642	15	104,371	\$ 6,701
M399	Cedar West Homes 3	0.0273	0.0273	74	366,240	\$ 9,998
M418	Renaissance Ranches	0.0059	0.0059	143	2,218,819	\$ 13,091
M421	Christopher Gardens	0.0421	0.0421	135	855,667	\$ 36,024
M452	Deer Creek Estates First Addition	0.0915	0.0640	25	135,400	\$ 8,666
M456	Cutler Bay Palms	0.0565	0.0565	104	548,246	\$ 30,976
M468	Goulds Hammock Estates	0.0182	0.0182	51	271,718	\$ 4,945
M455	Chateau Royal	0.0837	0.0837	80	478,103	\$ 40,017
M361	Bonita Golf View	0.0467	0.0467	121	513,783	\$ 23,994
M311	Lauren's Pond	0.0535	0.0535	52	323,560	\$ 17,310
M353	Precious Forest Homes	0.0296	0.0296	49	470,454	\$ 13,925

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on square footage)
EXHIBIT A (Multipurpose Maintenance Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Square Footage	Value
M274	Alco Estates and Additions 1-5	0.0332	0.0332	100	679,629	\$ 22,564
M304	Emerald Lakes Estates	0.0193	0.0193	173	568,726	\$ 10,976
M318	Woodlands	0.0145	0.0145	139	688,413	\$ 9,982
M359	CVS-167	0.0467	0.0467	3	160,430	\$ 7,492
M381	Pete's Place	0.0079	0.0079	179	1,266,758	\$ 10,007
M382	Santa Barbara	0.0200	0.0200	194	1,099,450	\$ 21,989
M414	Sunset Cove	0.0401	0.0401	21	124,618	\$ 4,997
M416	Superior Subdivision	0.1771	0.1771	4	44,141	\$ 7,817
M478	Rieumont Estates	0.0578	0.0491	50	252,445	\$ 12,395
M419	Moody Drive Estates 1st Addition	0.0474	0.0474	62	335,852	\$ 15,919
M322	DVH Estates	0.0096	0.0096	99	1,662,859	\$ 15,963
M406	Oakland Estates	0.0224	0.0190	145	644,665	\$ 12,249
M500	Evergreen	0.0289	0.0202	110	628,904	\$ 12,704
M317	Precious Executive Homes	0.0244	0.0244	22	327,769	\$ 7,998
M435	Jarguti Subdivision	0.0978	0.0978	16	93,727	\$ 9,167
M411	Colonnade	0.2155	0.2155	301	324,799	\$ 69,994
M509	Joanna Estates	0.0583	0.0583	26	139,101	\$ 8,110
M473	Bonita Grand Estates S	0.0115	0.0115	92	1,757,534	\$ 20,212
M733	Lake Frances 1st Addition	0.0444	0.0444	23	394,570	\$ 17,519
M415	Missy 1st Add.	0.1133	0.0793	19	141,252	\$ 11,201
M518	Bailes Common 1st	0.0096	0.0096	48	259,447	\$ 2,491
M797	Cypress Lake	0.0151	0.0151	59	330,837	\$ 4,996
M781	Bailes Common 2nd	0.0222	0.0222	22	112,787	\$ 2,504
M527	Bailes Common	0.0146	0.0146	31	171,311	\$ 2,501
M761	Coral Reef Commons	0.0191	0.0191	24	5,652,694	\$ 107,966
M823	Golden Park	0.1045	0.1045	19	286,950	\$ 29,986
M099	Kendale Lakes	0.0106	0.0106	9,846	43,942,782	\$ 465,793

Proposed Fiscal Year 2025-26 Special Taxing Districts Rates
(Assessments based on lot/parcel)
EXHIBIT A (Capital/Road Maintenance Districts with Decreasing/Flat Rates)

District	District Description	FY25 Current Rate	FY26 Proposed Rate	Number of Folios	Number of Units	Value
R040	HIBISCUS ISLAND OVERHEAD SERVICES RELOC. IMP.	1.0000	1.0000	66	79,400	\$ 79,400
R040S	HIBISCUS ISL SVC RELOC SUPPLEMENTAL	1.0000	1.0000	51	13,265	\$ 13,265