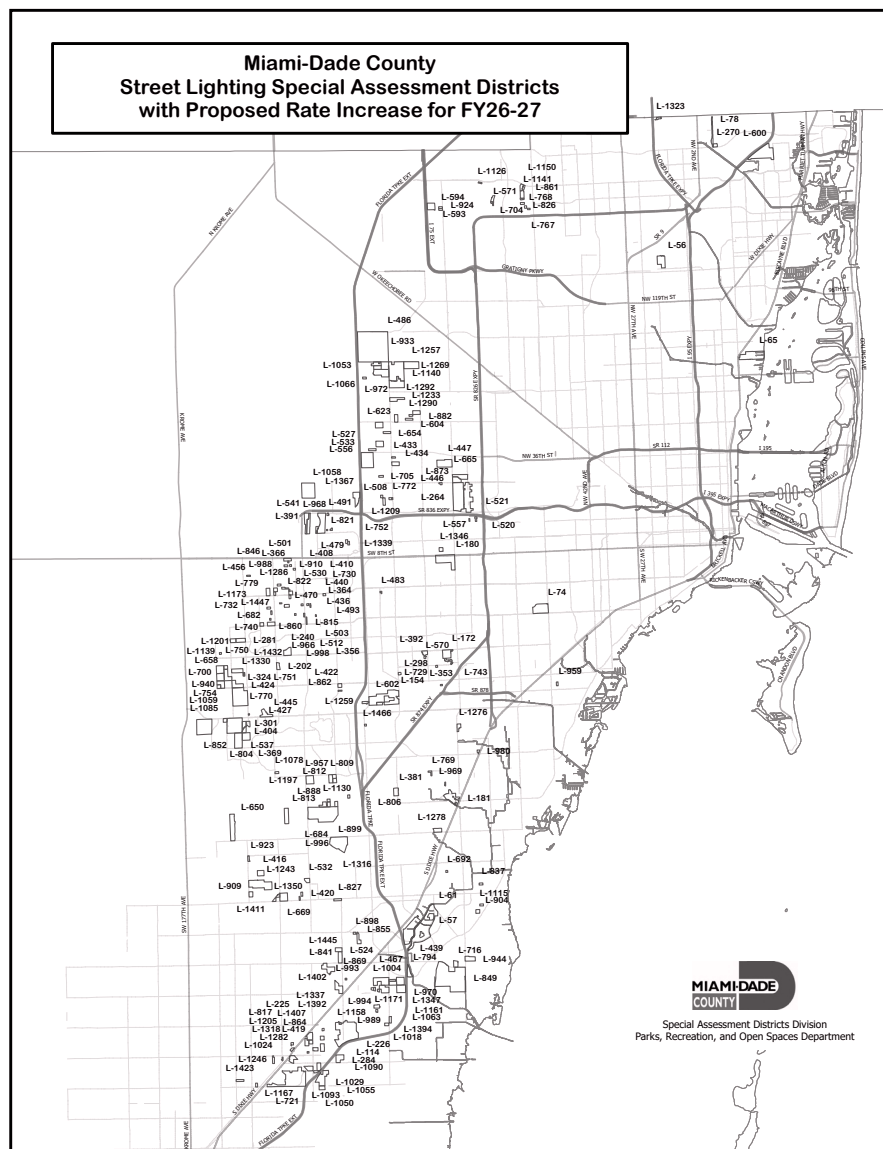


**PROPOSED NON-AD VALOREM ASSESSMENTS FOR FY2026-27 –
MIAMI-DADE COUNTY SPECIAL TAXING DISTRICTS**



The Miami-Dade County Board of County Commissioners (Board) will hold a Public Hearing on several proposed 2026 Non-Ad Valorem Assessment Rolls on July 21st, 2026 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:

1. view a live broadcast of the Commission meeting in the lobby of the Stephen P. Clark Government Center, located on the first floor;
2. speak, where permissible, in the Miami-Dade Commission Chambers located on the second floor of the Stephen P. Clark Government Center; members of the public will be required to register to speak on the first floor and will be escorted to the Commission Chambers at the appropriate time;
3. view a live broadcast on Miami-Dade Television;
4. view a live webcast at <https://www.miamidade.gov/webcasting>;
5. after the meeting, view an archived copy of the meeting at www.miamidade.gov/webcasting; or
6. if you are deaf or hard of hearing, you may join the meeting using Florida Relay Service by dialing 711 on your telephone.

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 2026 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.

All authorized non-ad valorem assessments will be included on the 2026 Combined Property Tax Bill and collected by the Tax Collector. Per Florida Statutes, failure to pay non-ad valorem assessments when due [payable November 1 through March 31] will cause issuance of a tax certificate against the property, which may result in loss of title.

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.

Miami-Dade County provides equal access and equal opportunity in its programs, services and activities and does not discriminate on the basis of disability. If you have any questions or require additional information regarding the virtual meeting, please call the Special Assessment Districts Division at (305) 375-2702. For material in alternate format, a sign language interpreter or other accommodation, please call (305) 375-2702 or send an e-mail to: STDP@miamidadegov at least five days in advance of the meeting.

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

VIRTUAL TOWN HALL MEETING

July 7, 2026

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 2025-26 Current Rate	FY 2026-27 Proposed Rate
L0056	Mitchell Lake North—NW 143rd ST; East—NW 14th AVE; South—NW 137th ST; West—NW 17th AVE.	0.3670	0.4819
L0057	Bel Aire North—SW 197th ST; East—Gulfstream Road; South—Caribbean Blvd; West—Bel Aire Drive	0.1948	1.4630
L0061	Cutler Ridge North—NW 103rd ST; East—NW 2nd AVE; South—NW 87th ST; West—NW 7th AVE.	0.4366	0.5617
L0065	Biscayne Pines North—NE 91st ST; East—Biscayne Bay; South—NE 87th ST; West—NE 6th AVE.	0.4396	0.6105
L0074	Central Miami North—South Waterway DR; East—SW 57th AVE; South—Theo. SW 40th ST; West—SW 62nd AVE	0.3641	0.5043
L0078	Andover First Addition North—NW 207th ST; East—NE 2nd AVE; South—Theo. NW 199th ST; West—NW 2nd AVE.	0.3267	1.8487
L0114	Princetonian North—Theo. SW 246th ST; East—Canal C-102N; South—Canal C-102; West—SW 129th AVE	0.7685	0.9491
L0154	Coral Highlands North—SW 76th ST; East—SW 107th AVE; South—SW 84th ST; West—SW 117th AVE	1.2386	1.8872
L0172	Beverly Estates North—SW 56th ST; East—SW 89th AVE; South—SW 60th TER; West—SW 92nd AVE	0.8573	1.2095
L0180	Westgate Gardens North—SW 8th ST; East—SW 87th AVE; South—SW 16th ST; West—SW 93rd AVE	0.2908	0.7442
L0181	The Falls North—Theo. SW 130th ST; East—US-1; South—Canal C-100-3; West—SW 92nd AVE	2.0563	2.2710
L0202	Rustic Lakes North—SW 60th ST; East—SW 146th AVE; South—SW 63rd TER; West—SW 147th AVE	1.1218	1.3317
L0225	Meadow Wood Manor Section Eight North North—SW 254th TER; East—SW 133rd AVE; South—SW 256th ST; West—SW 134th AVE	0.4625	1.3373
L0226	Meadow Wood Manor Section Eight South North—SW 258th TER; East—SW 133rd CT; South—SW 262nd ST; West—SW 134th AVE	0.8227	0.9577
L0240	Bird Lakes South Section Three North—SW 51st ST; East—SW 142nd AVE; South—SW 56th ST; West—SW 144th AVE	0.6822	0.9402
L0264	Beacon Centre North—NW 25th ST; East—Theo. NW 83rd AVE; South—NW 12th ST; West—NW 12th ST	1.2048	1.3501
L0270	Sky Lake Homes Second Addition North—NE 199th LN; East—NE 3rd CT; South—NE 199th TERR; West—NE 2nd CT	1.1843	1.3163
L0281	Barima Estates North—SW 45th ST; East—SW 157th AVE; South—SW 47th ST; West—Theo. SW 159th PL	1.4773	1.6155
L0284	Naroca Estates North—SW 264th ST; East—SW 127th AVE; South—SW 268th ST; West—SW 129th AVE.	1.1280	1.3163
L0298	Jacarandas at Sunset North—SW 67th TER; East—SW 105th CT; South—SW 68th ST; West—SW 107th AVE.	1.8239	2.0338
L0301	Weltzer Hammocks Homes North—SW 96th ST; East—SW 154th PL; South—SW 99th LN; West—Theo. SW 157th AVE.	1.3248	1.5400

Continued

Street Lighting Special Taxing District (Assessment based on front footage)			FY 2025-26 Current Rate	FY 2026-27 Proposed Rate
L0324	Lago del Mar	North—SW 72nd ST; East—SW 157th AVE; South—Theo. SW 81st LN; West—SW 162th AVE	2.8486	3.2322
L0353	Rosmont Subdivision No 3	North—SW 74th ST; East—SW 92nd PL; South—Theo. SW 76th ST; West—SW 93rd AVE.	0.3628	1.0862
L0356	Gold Dream Estates	North—Theo. SW 31st ST; East—Theo. SW 137th AVE; South—SW 32nd ST; West—SW 138th AVE.	0.9654	1.3157
L0364	Amigo's Subdivision	North—Theo. SW 31st ST; East—Theo. SW 134th AVE; South—SW 32nd ST; West—SW 134th CT.	0.6942	1.0979
L0366	Riviera West	North—SW 10th ST; East—SW 142nd AVE; South—Theo. SW 11th ST; West—SW 142nd PL.	0.9180	1.3095
L0369	Highland at Kendall	North—SW 157th AVE; East—SW 155th AVE; South—SW 96th ST; West—SW 157th AVE	1.6139	2.2492
L0381	Thousand Pines	North—SW 128th ST; East—SW 107th AVE; South—SW 131st TER; West—SW 108th AVE	1.8219	2.3833
L0391	Superior Homes Estates	North—NW 12th ST; East—NW 134th PL; South—NW 6th ST; West—NW 135th CT.	0.4654	0.8869
L0392	Miller's Glen Subdivision	North—SW 56th ST; East—SW 97th AVE; South—SW 58th ST; East—SW 98th AVE	0.9449	1.8900
L0404	Highland Kendall First Addition	North—SW 90th TER; East—SW 157th CT; South—SW 93rd ST; West—SW 157th PATH.	1.4223	1.9100
L0408	Eagles Point First Addition	North—SW 10th ST; East—SW 140th AVE; South—SW 11th ST; West—Theo. SW 141st AVE.	1.1861	1.3996
L0410	Dimara Subdivision	North—Theo. SW 23rd ST; East—Theo. SW 141st PL; South—SW 24th ST; West—SW 142nd AVE.	2.4951	3.1214
L0416	Kessler Grove Section One	North—SW 168th ST; East—SW 152nd AVE; South— Theo. SW 170th LN; West—SW 153rd PL	1.4062	1.5732
L0419	Moody Drive Estates	North—SW 268th ST; East—SW 134th AVE; South— theoretical SW 272nd ST; West—SW 135th AVE.	0.8793	1.3927
L0420	Mimi Subdivision	North—SW 180th ST; East—SW 139th CT; South—SW 181st TER; West—SW 139th PL.	0.6888	0.8413
L0422	The Mansions at Sunset Second Addition	North—SW 72nd ST; East—SW 125th AVE; South—Theo. SW 73rd LN; West—SW 127th AVE	2.0395	2.1298
L0424	PA at West Sunset	North—SW 68th ST; East—SW 158th CT; South—SW 72nd ST; West—SW 162nd AVE	0.0199	1.2676
L0427	Sunnyview Subdivision	North—theoretical SW 90th ST; East—theoretical SW 156th PL; South—theoretical SW 91st WAY; West— theoretical SW 157th CT.	1.5570	2.2797
L0433	Tabor	North—Theo. NW 39th ST; East—NW 104th AVE; South—Theo. NW 38th ST; West—NW 107th AVE	0.5654	2.5187
L0434	Stuart International Subdivision	North—Theo. NW 36th ST; East—NW 104th AVE; South—Theo. NW 34th ST; West—NW 107th AVE	0.9800	1.1291
L0436	Star High Subdivision	North—theoretical SW 37th ST; East—theoretical SW 132nd PL; South—SW 38th ST; West—theoretical SW 133rd CT.	1.5284	1.7817
L0439	Richland Estates	North—SW 224th ST; East—SW 112th AVE; South—SW 227th TER; West—SW 117th AVE.	1.0654	1.4404
L0440	Ali Subdivision	North—SW 26th ST; East—SW 129th PL; South—SW 27th ST; West—SW 130th AVE.	0.8130	0.8994
L0445	Benson Lakes	North—Theo. SW 84th ST; East—SW 149th AVE; South—SW 88th ST; West—SW 151st AVE.	0.9015	1.3080
L0446	Transal Corporate Park	North—NW 29th ST; East—NW 82nd AVE; South— Transal BLVD; West—NW 87th AVE	1.2253	1.4219
L0447	Westpointe Business Park	North—Theo. NW 35th LN; East—NW 87th AVE; South—NW 33rd TERR; West—Theo. NW 91st CT	1.3313	1.5137
L0456	PVC Estates	North—SW 22nd ST; East—SW 142nd AVE; South—SW 23rd ST; West—SW 143rd PL.	0.6549	0.7797
L0467	Hardin Hammocks Estates	North—SW 224th ST; East—SW 107th AVE; South— theoretical SW 228th ST; West—SW 109th AVE.	1.0537	1.8956
L0470	Fedy Estates	North—SW 36th ST; East—SW 139th AVE; South— theoretical SW 36th TERR; West—theoretical SW 138th PL.	1.2160	1.3418
L0479	Shoma Estates	North—NW 12th ST; East—NW 129th AVE; South—NW 6th ST; West—NW 137th CT.	0.9340	1.1477
L0483	Interian Homes	North—SW 28th ST; East—theoretical SW 111th PL; South—theoretical SW 26th TERR; West—SW 112th AVE.	0.8414	1.9981
L0486	Gran Central	North—NW 106th ST; East—NW 107th AVE; South—NW 90th ST; West—FL Turnpike	2.2408	2.4420
L0491	Monasterio Estates Section Two	North—NW 12th ST; East—NW 128th AVE; South—NW 11th LN; West—NW 128th TERR.	0.8243	1.5861
L0493	Cadiz Estates	North—theoretical SW 31st ST; East—theoretical SW 134th PL; South—SW 32nd ST; West—theoretical SW 134th CT.	1.1178	1.2289
L0501	Vecin Homes First Addition	North—N/O SW 8th TERR; East—theoretical SW 141st PL; South—SW 9th ST; East—SW 142nd AVE.	2.0782	2.3469
L0503	Uluaro Subdivision	North—SW 32nd ST; East—theoretical SW 134th AVE; South—theoretical SW 32nd LN; West—SW 134th CT.	1.2914	1.5743
L0508	Hughes West Subdivision	North—Theo. NW 19th ST; East—Theo. NW 109th AVE; South—NW 14th ST; West—Theo. NW 111th AVE.	0.8966	2.8918
L0512	Castillian Subdivision	North—SW 36th ST; East—SW 137th AVE; South—SW 38th ST; West—SW 137th CT.	0.6017	0.8080
L0520	Viscaya Villas	North—SR-836 (DOLPHIN EXPWAY); East—NW 79th AVE; South—NW 8th ST; West—Theo. NW 79th PL	2.0125	2.2009
L0521	Anabah Gardens	North—Theo. NW 9th ST; East—Theo. NW 81st PL; South—NW 8th ST; West—NW 82nd AVE.	1.0344	2.0688
L0524	Michelle Manors Subdivision	North—SW 208th ST; East—SW 127th AVE; South—SW 210th ST; West—SW 130th AVE.	0.6731	1.0262
L0527	Doral Meadows First Addition	North—Theo. SW 48th ST; East—SW 109th AVE; South—Theo. SW 44th ST; West—SW 112th AVE.	1.2396	1.9188
L0530	Nyurika Estates	North—SW 12th ST; East—SW 139th AVE; South—SW 13th ST; West—SW 139th CT.	0.3885	0.9053
L0532	Weitzer Serena Lakes Estates	North—SW 173rd TER; East—SW 137th AVE; South—SW 175th TER; West—SW 138th CT.	0.8116	0.9970

Street Lighting Special Taxing District (Assessment based on front footage)			FY 2025-26 Current Rate	FY 2026-27 Proposed Rate
L0533	Hawksnest	North—theoretical NW 43rd ST; East—NW 112th AVE; South—theoretical NW 42nd ST; West—NW 114th AVE.	3.3410	5.1281
L0537	Garden Hills Subdivision	North—SW 96th ST; East—SW 157th AVE; South—SW 104th ST; West—SW 159th AVE.	2.0009	2.1232
L0541	Riviera Trace	North—NW 12th ST; East—theoretical NW 135th PL; South—NW 6th ST; West—theoretical NW 136th PL.	0.7094	0.8943
L0556	Miami International Business Park	North—NW 41st ST; East—Theo. NW 113th PL; South— Theo. NW 33rd ST; West—NW 117th AVE.	0.5706	0.6860
L0557	MICC	North—NW 25th ST; East—theoretical NW 81st AVE; South—NW 12th ST; West—theoretical NW 83rd AVE.	0.8601	1.4165
L0570	Zoe Miller Estates	North—SW 59th ST; East—theoretical SW 97th PL; South—SW 60th ST; West—theoretical SW 97th PL.	2.0369	2.1767
L0571	Bonita Golf View	North—NW 174th TERR; East—NW 69th CT; South— theoretical NW 173rd ST; West—theoretical NW 70th AVE.	1.9190	2.9981
L0593	Royal Landings	North—NW 174th ST; East—NW 89th AVE; South—NW 170th ST; West—Theo. NW 92nd PL	0.7362	0.9004
L0594	Royal Landings Estates	North—Theo. NW 170th LN; East—NW 87th AVE; South—NW 170th ST; West—Theo. NW 87th PL.	1.2077	1.4381
L0600	Presidential Estates	North—NE 199th ST; East—NE 18th AVE; South—NE 191st ST; West—SR-9 (I-95).	0.5561	0.9758
L0602	The Palace at Kendall First Addition	North—Theo. SW 82nd TER; East—Theo. SW 112th CT; South—SW 84th ST; West—SW 114th AVE.	0.6776	0.7248
L0604	Daily First Addition	North—theoretical NW 60th ST; East—NW 99th AVE; South—theoretical NW 59th TERR; West—NW 102nd AVE.	2.1292	4.1015
L0623	Jefferson at Doral	North—NW 58th ST; East—NW 109th AVE; South— Theo. NW 55th ST; West—NW 112th AVE.	2.4113	2.5226
L0650	Shoreway Subdivision	North—SW 137th ST; East—SW 160th AVE; South—SW 152nd ST; West—SW 162nd AVE.	1.5033	1.6975
L0654	Preserve at Doral	North—Theo. NW 53rd ST; East—NW 107th AVE; South—Theo. NW 52nd ST; West—SW 109th AVE.	1.8680	2.8123
L0658	Crestview Lakes	North—SW 62nd TER; East—SW 162nd AVE; South—SW 67th TER; West—SW 164th AVE.	2.1186	2.4996
L0665	Transal Service Park	North—NW 27th ST; East—NW 84th AVE; South—Theo. NW 26th ST; West—NW 87th AVE.	0.1891	0.3197
L0669	FC Subdivision	North—SW 180th ST; East—SW 144th AVE; South—SW 184th ST; West—SW 147th AVE.	1.2856	1.5415
L0682	Bird Road Properties	North—SW 41st ST; East—SW 147th AVE; South—SW 42 ST; West—SW 149th AVE.	1.1055	1.2388
L0684	Twin Lake Shores	North—SW 136th ST; East—SW 127th AVE; South—CSX Railroad; West—SW 137th AVE.	0.4186	1.2893
L0692	Chana Rose Estates	North—Theo. SW 172nd ST; East—SW 92nd AVE; South—SW 173rd ST; West—SW 92nd CT.	2.0073	2.2968
L0700	Lago Mar First Addition	North—Theo. SW 68th ST; East—Theo. SW 164th AVE; South—SW 72nd ST; West—SW 167th AVE.	1.7670	2.4625
L0704	La Espada	North—NW 179th ST; East—Theo. NW 69th CT; South—NW 174th TER; West—NW 70th AVE.	1.9995	3.3325
L0705	Genstar	North—NW 29th ST; East—NW 109th AVE; South—NW 27th TER; West—Theo. NW 111th AVE.	2.5077	2.9097
L0716	Precious Homes at Lakes by the Bay	North—Theo. SW 213th TER; East—Theo. SW 88th PATH; South—SW 216th ST; West—Theo. SW 89th PATH.	3.1047	4.9987
L0721	Hidden Grove	North—Theo. SW 269th LN; East—SW 137th AVE; South—SW 272nd ST; West—Railroad.	0.9123	1.2883
L0729	Millenium Subdivision	North—SW 64th ST; East—SW 93rd PL; South—Theo. SW 65th ST; West—SW 94th AVE.	1.3217	1.5058
L0730	Gefen Equity Commercial Subdivision	North—SW 26th ST; East—Theo. SW 141st CT; South— SW 28th ST; West—SW 142nd AVE.	1.3737	1.4247
L0732	Miracle West	North—SW 32nd ST; East—SW 148th AVE; South—Theo. SW 33rd TER; West—SW 149th AVE.	1.2339	1.4340
L0740	Park Lakes by the Meadows Phase Six	North—Theo. SW 45th ST; East—Theo. SW 159th CT; South—SW 47th ST; West—SW 162nd AVE.	1.1437	1.3604
L0743	Aladdin Subdivision	North—SW 63rd ST; East—Hardee Drive; South—SW 64th ST; West—SW 89th AVE.	6.4025	7.5851
L0750	Miller South Subdivision	North—SW 62nd ST; East—SW 158th AVE; South—SW 64th ST; West—SW 162nd AVE.	3.1528	4.8488
L0751	Sunset Pointe	North—SW 64th ST; East—SW 158th PL; South—Theo. SW 66th ST; West—Theo. SW 158th CT.	3.3224	3.6917
L0752	Nito Estates Subdivision	North—NW 2nd ST; East—NW 122nd AVE; South—Theo. NW 1st ST; West—NW 122nd CT.	1.7217	1.8850
L0754	Crestview Lakes First and Second Additions	North—SW 64th ST; East—SW 164th AVE; South—Theo. SW 68th ST; West—SW 167th AVE.	2.3170	2.5093
L0767	Silvia Subdivision	North—Theo. NW 172nd ST; East—Theo. NW 58th CT; South—NW 171st ST; West—NW 59th AVE.	3.6856	5.0057
L0768	Potamkin Subdivision	North—NW 171st ST; East—Theo. NW 57th PL; South— Theo. NW 170th ST; West—Theo. NW 58th CT.	2.4013	3.0789
L0769	Oak Ridge Falls Second Addition	North—SW 120th ST; East—SW 95th AVE; South—SW 123rd ST; West—SW 97th AVE.	2.2981	3.2971
L0770	Kendall Hammocks	North—Theo. SW 86th ST; East—Theo. SW 156th PL; South—Theo. SW 87th TERR; West—SW 157th AVE.	6.3294	6.4314
L0772	Ram Commercial Tract	North—NW 17th ST; East—NW 107th AVE; South—Theo. NW 16th ST; West—Theo. NW 107th CT.	1.2066	1.5129
L0779	Sella Subdivision	North—SW 22nd ST; East—Theo. SW 148th AVE; South—SW 26th ST; West—SW 149th AVE.	1.4004	1.5801
L0794	Old Cutler Apartments	North—SW 217th ST; East—Theo. SW 103rd PASSAGE; South—W OLD CUTLER RD; West TURNPIKE.	2.6022	2.9322
L0804	Kendaland Center	North—SW 88th ST; East—SW 162nd AVE; South—SW 90th ST; West—Theo. SW 163rd CT.	3.0518	3.1974
L0806	Mirana Industrial Park	North—SW 130th ST; East—Theo. SW 122nd CT; South—SW 131st ST; West—Theo. SW 123rd CT.	1.8662	2.2483
L0809	Plaza del Paraiso	North—SW 120th ST; East—SW 127th AVE; South—SW 121st WAY; West—WEST OF SW 128th AVE.	1.4045	1.7408

Street Lighting Special Taxing District (Assessment based on front footage)			FY 2025-26 Current Rate	FY 2026-27 Proposed Rate
L0812	ASA Subdivision	North—SW 122nd ST; East—SW 127th AVE; South—SW 124th ST; West—SW 128th AVE.	2.7507	3.1880
L0813	A & S Industrial Park	North—SW 136th ST; East—Theo. SW 143rd AVE; South—Railroad Crossing; West—SW 144th AVE.	1.6137	1.9477
L0815	BMS Kendale Lakes	North—SW 38th ST; East—Theo. SW 136th CT; South—SW 42nd ST; West—SW 137th AVE.	1.9637	5.3051
L0817	Cedar West Homes	North—Theo. SW 255th ST; East—SW 138th AVE; South—Theo. SW 259th ST; West—SW 139th AVE.	2.3269	2.5143
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.	1.0128	1.9679
L0822	CVS at Coral Way	North—Theo. SW 24th ST; East—Theo. SW 146th CT; South—SW 26th ST; West—SW 147th AVE.	0.8165	1.0080
L0826	North Lake Park	North—Theo. NW 174th ST; East—NW 59th AVE; South—NW 173rd RD; West—Theo. NW 60th AVE.	2.7945	3.8190
L0827	Precious Executive Homes	North—SW 184th ST; East—SW 127th AVE; South—Theo. SW 185th TER; West—SW 129th AVE.	2.6282	2.7955
L0837	Mandel Estates	North—SW 179th ST; East—SW 80th AVE; South—SW 180th ST; West—SW 82nd AVE.	3.3773	3.5967
L0841	DVH Estates	North—SW 216th ST; East—SW 129th AVE; South—Canal C-102N; West—Canal C-102N.	0.7559	1.0530
L0846	Mother of Christ	North—SW 24th ST; East—Theo. SW 140th CT; South—SW 26th ST; West—SW 142nd AVE.	0.9471	1.0784
L0849	Lakes by the Bay South Commons	North—SW 216th ST; East—SW 87th AVE; South—SW 232nd ST; West—Theo. SW 97th AVE.	2.6296	3.5250
L0852	Kendall Town Center	North—SW 88th ST; East—SW 157th PATH; South—SW 96th ST; West—SW 162nd AVE.	2.0141	2.2049
L0855	Spanish Garden Villas	North—SW 200th ST; East—Theo. SW 120th CT; South—SW 206th ST; West—SW 122nd AVE.	0.7743	0.9335
L0860	Sabina Shopping Center	North—Theo. SW 43rd ST; East—Theo. SW 151st AVE; South—SW 42nd ST; West—SW 152nd AVE.	0.7159	1.0510
L0861	North Lake Commerce	North—Theo. NW 177th ST; East—NW 59th AVE; South—NW 176th ST; West—Theo. NW 61st AVE.	2.1576	3.0837
L0862	Granada Homes Estates	North—Theo. SW 75th TER; East—SW 125th AVE; South—SW 76th ST; West—SW 127th AVE.	1.9582	2.1897
L0864	Tuscany Place	North—SW 252nd ST; East—SW 137th AVE; South—SW 256th TER; West—S DIXIE HWY.	1.3820	1.7133
L0869	Estate Homes Third Addition	North—SW 224th ST; East—SW 125th AVE; South—Theo. SW 224th TER; West—SW 126th AVE.	1.0551	1.3084
L0873	V & Q Holdings Subdivision	North—NW 25th ST; East—NW 89th PL; South—Theo. NW 24th ST; West—Theo. NW 91st AVE.	1.1750	1.4273
L0882	Flightways Subdivision	North—Theo. NW 64th ST; East—NW 97th AVE; South—Theo. NW 62nd ST; West—NW 99th AVE.	2.2028	3.0159
L0888	Martex Business Center and First Addition	North—Theo. SW 133rd TER; East—Theo. SW 130th AVE; South—SW 136th ST; West—Theo. SW 133rd AVE.	1.5364	1.7927
L0898	Sabrina Twinhomes Subdivision	North—SW 200th ST; East—SW 122nd AVE; South—Theo. SW 201st ST; West—Theo. SW 123rd AVE.	2.8352	3.0667
L0899	Courts at Tuscany Phase Two	North—Theo. SW 133rd TER; East—SW 129th AVE; South—SW 136th ST; West—Theo. SW 129th PL.	1.3394	2.7549
L0904	La Costa at Old Cutler Section One	North—Theo. SW 189th ST; East—SW 82nd AVE; South—Theo. SW 191st TER; West—Theo. SW 83rd AVE.	1.9192	2.0972
L0909	Precious Forest Homes	North—SW 179th ST; East—Theo. SW 155th AVE; South—SW 182nd ST; West—SW 157th AVE.	0.7938	0.9175
L0910	Tamiami Marketplace	North—SW 8th ST; East—Theo. SW 140th AVE; South—SW 8th ST; West—SW 143rd AVE.	0.6146	0.7593
L0923	Chateaubleau Mansions	North—SW 160th ST; East—SW 156th AVE; South—Theo. SW 163rd ST; West—SW 157th AVE.	1.3252	1.7025
L0924	Spring West Estates	North—Theo. NW 172nd ST; East—NW 87th AVE; South—Theo. NW 171st ST; West—Theo. NW 88th AVE.	1.1411	1.3098
L0933	Ibis Villas at Doral	North—NW 90th ST; East—NW 109th AVE; South—Theo. NW 88th ST; West—Theo. NW 112th PL.	1.3016	2.4017
L0940	Pete's Place	North—Theo. SW 60th ST; East—Theo. SW 164th CT; South—SW 64th ST; West—SW 167th AVE.	1.7453	2.6507
L0944	Santa Barbara Subdivision	North—Theo. SW 213th TER; East—Theo. SW 85th CT; South—Theo. SW 216th ST; West—SW 87th AVE.	2.8052	4.9320
L0957	Kendallwood Industrial Park Replat	North—SW 120th ST; East—Theo. SW 128th AVE; South—SW 124th ST; West—Theo. SW 128th PL.	0.9424	1.3525
L0959	Pine Manor	North—SW 76th ST; East—SW 54th AVE; South—SW 78th ST; West—SW 54th CT.	2.4419	2.6876
L0966	Leti Subdivision	North—SW 34th ST; East—Theo. SW 147th CT; South—Theo. SW 36th ST; West—Theo. SW 148th AVE.	1.3553	2.6276
L0968	Belen Estates	North—Theo. NW 7th TERR; East—NW 127th AVE; South—Theo. NW 6th Way; West—Theo. NW 127th PL	3.2262	3.6246
L0969	Chediak Subdivision	North—Theo. SW 126th ST; East—SW 91st AVE; South—SW 128th ST; West—Theo. SW 91st PL.	1.6621	1.8914
L0970	Silver Palm Lake	North—Theo. SW 228th ST; East—H.E.F.T.; South—SW 232nd ST; West—SW 109th AVE.	1.1030	1.2908
L0972	Islands at Doral	North—NW 86th ST; East—NW 107th AVE; South—Theo. NW 82nd ST; West—NW 112th AVE.	1.5259	2.3868
L0980	Silver Palm Plantation	North—SW 110th ST; East—BUSWAY; South—SW 112th ST; West—SW 80th AVE.	2.9079	3.1803
L0988	Santa Monica Estates	North—Theo. SW 14th LN; East—SW 154th AVE; South—Theo. SW 15th TERR; West—Theo. SW 155th AVE	0.5784	0.9612
L0989	South Allapattah Center	North—Theo. SW 244th TERR; East—Theo. SW 110th PL; South—Theo. SW 241st TERR; West—SW 112th AVE.	2.6904	3.4645
L0993	Missy Estates First Addition	North—Theo. SW 229th ST; East—Theo. SW 116th AVE; South—Bailes Road; West—SW 117th AVE.	0.6548	1.5702
L0994	Missy Estates Second Addition	North—Theo. SW 229th TERR; East—SW 117th AVE; South—Bailes RD; West—Theo. SW 117th PATH.	1.3064	1.9587

Street Lighting Special Taxing District (Assessment based on front footage)		FY 2025-26 Current Rate	FY 2026-27 Proposed Rate
L0996	Shops at Tuscany North—Theo. SW 133rd TERR; East—SW 127th AVE; South—SW 136th ST; West—Theo. SW 128th PL	3.4934	3.7925
L0998	Soto Mansions North—SW 315T ST; East—SW 142nd AVE; South—Theo. SW 32nd TERR; West—Theo. SW 143th PL	0.7906	2.0365
L1004	Glenwood Park Estates North—Theo. SW 225th ST; East—Theo. SW 109th CT; South—Theo. SW 226th ST; West—SW 112th AVE.	0.5047	1.2465
L1018	Silver Palm Homes North—Theo. SW 228th ST; East—SW 112th AVE; South—SW 232nd ST; West—Theo. SW 114th PL.	1.5100	2.3338
L1024	Old Country Road Estates North—SW 264th ST; East—Theo. SW 149th AVE; South—SW 268th ST; West—SW 149th CT	1.5649	1.6827
L1029	Tallahassee Gardens North—SW 272nd ST; East—SW 132nd AVE; South—SW 280th ST; West—Florida Turnpike Extension.	0.6887	0.9383
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	0.7888	1.8477
L1053	Islands at Doral Townhomes North—Theo. NW 88th ST; East—NW 109th AVE; South—NW 86th ST; West—NW 112th AVE.	1.0016	1.6045
L1055	Chateau Royal Estates North—SW 280th ST; East—SW 133rd AVE; South—SW 282nd ST; West—Theo. SW 134th PL.	0.9087	1.1550
L1058	Pan American West Park North—NW 25th ST; East—NW 132nd PL; South—NW 17th ST; West—NW 137th AVE.	1.0209	1.4480
L1059	Sunset Lake Townhomes North—SW 70th ST; East—SW 165th AVE; South—SW 72nd ST; West—SW 167th AVE.	2.0234	2.9462
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.	1.7234	2.0932
L1066	Doral Isles North Section Three North—NW 82nd ST; East—Theo. NW 113th PASS; South—NW 80th LN; West—Theo. NW 115th CT.	1.2593	2.1222
L1078	Hammock Plaza North—Theo. SW 117th ST; East—Theo. SW 146th AVE; South—Theo. SW 118th ST; West—SW 147th AVE	3.7857	3.8631
L1085	Kendall Commons North—SW 88th ST; East—SW 167th AVE; South—SW 96th ST; West—SW 172nd AVE.	1.5115	1.8460
L1090	Vitran at Naranja Estates North—SW 260th ST; East—SW 134th PL; South—Theo. SW 261st LN; West—SW 137th AVE.	1.2873	1.9555
L1093	Mandarin Lakes and First Addition North—SW 270th ST; East—Theo. SW 139th AVE; South—SW 280th ST; West—SW 152nd AVE.	0.9508	1.5056
L1115	Cutler Country Estates North—SW 187th ST; East—SW 80th AVE; South—SW 187th TERR; West—SW 82nd AVE	1.6016	1.7828
L1126	Mingo's Garden North—Theo. NW 185th ST; East—Theo. NW 74th AVE; South—Theo. NW 184th ST; West—NW 75th PL.	2.6604	2.7123
L1130	Courts at Tuscany North North—SW 132nd ST; East—SW 129th AVE; South—Theo. SW 133rd TERR; West—Theo. SW 129th PL.	1.4855	2.8292

Street Lighting Special Taxing District (Assessment based on front footage)		FY 2025-26 Current Rate	FY 2026-27 Proposed Rate
L1139	Rivendell East North—Theo. SW 60th ST; East—SW 163rd AVE; South—SW 62nd ST; West—Theo. SW 164th AVE	1.9320	2.4270
L1140	Grand Bay at Doral North—NW 90th ST; East—NW 102nd AVE; South—Theo. NW 80th ST; West—NW 107th AVE.	0.6709	1.6476
L1141	Parkview Condominiums North—Theo. NW 181st LN; East—NW 59th AVE; South—Theo. NW 176th TERR; West—NW 61st AVE.	1.3270	1.8667
L1150	Miami Gardens Park North—NW 183rd ST; East—Theo. NW 58th CT; South—Theo. NW 180th TERR; West—Theo. NW 62nd AVE.	0.7817	1.0957
L1158	Ramda Subdivision North—Theo. SW 247th ST; East—SW 127th CT; South—SW 248th ST; West—SW 128th AVE.	6.4354	7.3500
L1161	Borek North—Theo. SW 238th ST; East—Theo. SW 114th CT; South—SW 240th ST; West—SW 117th AVE.	1.5230	1.9198
L1167	Tedville Estates North—SW 278th ST; East—SW 154th CT; South—SW 280th ST; West—SW 155th AVE.	0.7995	0.9796
L1171	Silver Palm East Section Five North—Theo. SW 240th ST; East—SW 115th AVE; South—SW 242nd ST; West—Theo. SW 116th AVE.	1.6763	2.1134
L1173	Baroque Estates North—SW 30th ST; East—SW 144th AVE; South—Theo. SW 30th TER; West—Theo. SW 144th PL.	1.5775	1.8939
L1197	London Square North—SW 120th ST; East—Theo. SW 134th CT; South—SW 124th ST; West—SW 137th AVE	2.9276	3.5835
L1201	Miller Cove Third Addition North—SW 53rd ST; East—Theo. SW 164th CT; South—SW 54th ST; West—SW 165th AVE	0.7336	1.0301
L1205	Coral Town Park North—SW 264th ST; East—Theo. SW 144th AVE; South—SW 268th ST; West—Theo. SW 144th AVE	8.8011	8.9017
L1209	Shops at 107 North—NW 17th ST; East—NW 107th AVE; South—Theo. NW 16th ST; West—NW 108th AVE.	1.7188	2.1080
L1233	Doranda Subdivision North—Theo. NW 62nd ST; East—NW 104th AVE; South—NW 58th ST; West—Theo. NW 105th AVE	2.5104	3.8590
L1243	Venetian Parc North—SW 173rd ST; East—SW 149th AVE; South—Theo. SW 178th ST; West—SW 157th AVE	1.2201	2.1676
L1246	Sunrise Commons North—Theo. SW 265th Trail; East—SW 146th CT; South—Theo. SW 267th ST; West—Theo. SW 147th AVE.	1.2647	2.8526
L1257	Doral Breeze North—NW 90th ST; East—NW 97th AVE; South—Theo. NW 86th TER; West—NW 102nd AVE.	1.7795	2.8953
L1259	Town and Country Professional Center North—SW 82nd ST; East—SW 117th AVE; South—Mills DR; West—Theo. SW 118th CT.	0.5610	1.0106
L1269	Doral Villas North—NW 80th ST; East—NW 102nd AVE; South—Theo. NW 76th ST; West—NW 107th AVE.	2.6098	11.0666
L1276	Riviera Preparatory School North—SW 96th ST; East—Theo. SW 85th AVE; South—Theo. SW 98th TER; West—SW 87th AVE.	3.7342	4.3945
L1278	Jackson South Community Hospital North—SW 150th ST; East—SW 93rd AVE; South—SW 152nd ST; West—Canal C-100.	1.2720	1.7970
L1282	Casa Matias North—SW 260th ST; East—SW 143rd AVE; South—SW 261st ST; West—SW 143rd PL.	1.9115	2.1580

Street Lighting Special Taxing District (Assessment based on front footage)		FY 2025-26 Current Rate	FY 2026-27 Proposed Rate
L1286	C.W. 144 Subdivision North—SW 20th ST; East—SW 144th AVE; South—SW 21st ST; West—SW 145th AVE.	1.6722	1.8976
L1290	Doral Public Works Facility North—NW 62nd ST; East—NW 99th AVE; South—Theo. NW 61st ST; West—Theo. NW 100th PL.	2.2656	2.9084
L1292	Vintage Estates North—NW 71st ST; East—Theo. NW 102nd CT; South—Theo. NW 69th ST; West—NW 107th AVE.	1.5884	3.6074
L1316	Coral Reef Commons North—SW 152nd ST; East—SW 124th AVE; South—Theo. SW 161st ST; West—Theo. SW 130th PL.	0.9968	1.1048
L1318	Keys Crossing Apartments North—SW 257th TER; East—SW 143rd AVE; South—SW 258th LN; West—Theo. SW 143rd PATH.	3.4021	3.8250
L1323	Walden Townhomes North—NW 215th ST; East—NW 13th CT; South—NW 214th ST; West—NW 215th ST.	0.1285	0.8218
L1330	Avanti 10 Subdivision North—SW 64th ST; East—Theo. SW 157th PATH; South—Theo. SW 66th ST; West—SW 158th AVE.	3.7979	3.9894
L1337	Deering Groves Plat North—SW 256th ST; East—SW 137th AVE; South—SW 258th ST; West—SW 138th AVE.	1.0402	1.1759
L1339	Borlur Subdivision North—Theo. NW 1st TERR; East—Theo. NW 121st AVE; South—Theo. SW Flagler LN; West—NW 122nd AVE.	0.5769	0.7601
L1346	Century Park Place North—SW 4th ST; East—Theo. SW 90th AVE; South—Theo. SW 5th TER; West—SW 92nd AVE.	0.6648	2.6582
L1347	Bailes Common Second Addition North—Theo. SW 229th TERR; East—Theo. SW 114th PL; South—Bailes Road; West—SW 115th AVE.	1.2734	1.9164
L1350	Vanessas Place North—Theo. SW 182nd ST; East—Theo. SW 139th PSGE; South—SW 184th ST; West—Theo. SW 140th PSGE.	1.7292	1.8913
L1367	Beacon Lakes Expansion North North—NW 20th ST; East—NW 117th PL; South—Theo. NW 13th ST; West—NW 19th CT.	2.0584	2.3750
L1392	Tropical Breeze Townhouses North—SW 250th ST; East—SW 133rd AVE; South—Theo. SW 251st TER; West—Theo. SW 133rd PL.	2.1314	7.7709
L1394	Orion-DNK Commercial North—SW 248th ST; East—Theo. SW 112th CT; South—Theo. SW 248th LN; West—Theo. SW 113th CT.	0.8112	1.7354
L1402	Black Creek North—Theo. SW 225th ST; East—SW 127th AVE; South—SW 232nd ST; West—SW 129th AVE.	1.0831	1.9885
L1407	Grace Homes North—SW 262nd ST; East—SW 138th AVE; South—SW 262nd LN; West—SW 138th CT.	3.6769	8.1110
L1411	Bowtie Subdivison North—Theo. SW 180th ST; East—SW 147th AVE; South—SW 184th ST; West—Seaboard Coastline Railroad.	1.4838	3.5396
L1423	Las Palmas II and III North—SW 276th ST; East—SW 159th AVE; South—SW 277th ST; West—SW 162nd AVE.	0.2297	1.8697
L1432	Covadonga North—SW 38th ST; East—Theo. SW 147h PL; South—Theo. SW 39th ST; West—Theo. SW 148th PL.	0.8492	2.2920
L1445	Siena North North—Theo. SW 210th ST; East—SW 127th AVE; South—SW 216th ST; West—Theo. SW 127th PL.	1.3938	3.0948
L1447	Century Group Home Estates North—SW 22nd ST; East—SW 145th AVE; South—Theo. SW 24th ST; West—SW 147th AVE.	1.3388	2.0438
L1466	Seasons Hospice North—Theo. SW 94th ST; East—Theo. SW 116th AVE; South—SW 95th ST; West—SW 117th AVE.	1.5737	3.7490