

Memorandum



Date: (Public Hearing: 7-2-24)
June 4, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

Agenda Item No. 5(H)

From: 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

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 2024 real property tax bills. Of the total 1,061 active Special Taxing Districts, rates for 992 districts are decreasing or remaining flat, as reflected in Exhibit A, rates for 45 districts are increasing, and 20 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 2024-25 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 2023-24, 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 \$20,254,657 (Exhibit A). The total combined assessment proposed for all Special Taxing Districts is \$27,078,322. 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 Lorena Guerra-Macias, Interim Assistant Director, PROS.

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 2024 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:

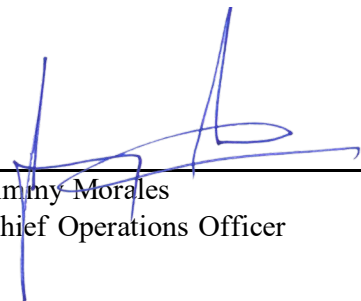
1. Street Lighting - created in existing communities at their request and mandated by Code in new subdivisions;
2. Security Guard - provides stationary and/or roving patrols staffed by off-duty police officers or commercial guards;
3. Multipurpose Maintenance - includes, but is not limited to, landscape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

The County is currently responsible for the management and operation of 1,061 active Special Taxing Districts, which are comprised of 264,912 folios. Of these districts, 915 are Street Lighting Districts, 24 are Security Guard Districts, 120 are Multipurpose Maintenance Districts, and 2 are Capital Improvement/Road Maintenance Districts. In summary, 97.17% of the folios within active districts (257,431 folios) have decreasing or flat rates for FY 2024-25. 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.

Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners
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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 2022 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.



Jimmy Morales
Chief Operations Officer

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Decreasing/Flat Rates)

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0003	Sunswept Isle	0.6115	0.4219	198	16334	\$ 6,891.00
L0004	Town Park Estates	0.4946	0.3462	761	65934	\$ 22,826.00
L0005	Richmond Heights	0.7138	0.4854	1992	167364	\$ 81,238.00
L0006	West Perrine	0.4136	0.4136	1343	126296	\$ 52,235.00
L0007	Naranja Park	0.7013	0.4979	238	28627	\$ 14,253.00
L0008	Southwest Section One	0.5275	0.5275	7989	700604	\$ 369,568.00
L0009	Twin Lakes	0.5442	0.4190	1288	119932	\$ 50,251.00
L0011	Westchester	0.5273	0.5273	4946	393702	\$ 207,599.00
L0012	Brownsville	0.3747	0.3147	4914	383522	\$ 120,694.00
L0013	Carol City	0.6298	0.3779	9567	821221	\$ 310,339.00
L0014	Ives Estates	0.6005	0.4684	1257	107161	\$ 50,194.00
L0018	Colonial Drive	0.7208	0.5550	3561	313216	\$ 173,834.00
L0019	Biscayne	0.5074	0.3552	3143	93136	\$ 33,081.00
L0020	Sunset Park	0.8227	0.5430	1685	86454	\$ 46,944.00
L0022	Palm Springs North	0.6199	0.4463	1680	139332	\$ 62,183.00
L0024	Village Green	0.5812	0.3662	1856	162336	\$ 59,447.00
L0025	Oakland Park	0.4761	0.3499	396	34081	\$ 11,924.00
L0026	Star Lakes	0.9030	0.9030	440	8937	\$ 8,070.00
L0027	Sky Lake	0.5650	0.5650	812	74612	\$ 42,155.00
L0028	Southwest Section Two	0.5787	0.4109	660	55212	\$ 22,686.00
L0029	Westbrooke	0.5737	0.5737	124	10450	\$ 5,995.00
L0031	Lake Arcola	0.5353	0.3265	272	23352	\$ 7,624.00
L0032	Southwest Section Two Addition One	0.5109	0.3219	91	7595	\$ 2,444.00
L0033	Stephens Manor	0.5183	0.3887	490	35139	\$ 13,658.00
L0034	Park Shores	0.4591	0.3260	1060	72844	\$ 23,747.00
L0035	Town Park Estates Addition One	0.7492	0.4945	119	9846	\$ 4,868.00
L0036	Kendallwood	0.4054	0.3000	236	25937	\$ 7,781.00
L0037	Mashta Island	0.3359	0.2016	79	8304	\$ 1,674.00
L0038	Westbrooke Gardens	0.3953	0.3953	527	36386	\$ 14,383.00
L0040	Liberty City	0.4321	0.4321	2703	244344	\$ 105,580.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0042	Highland Sparling	0.5349	0.5349	849	78702	\$ 42,097.00
L0043	Central Canal	0.5145	0.5145	915	70294	\$ 36,166.00
L0044	Rose Glen	0.6712	0.4631	87	8879	\$ 4,111.00
L0046	Northwest Shores	0.4740	0.3650	1226	91055	\$ 33,235.00
L0047	Sabal Palm	0.6197	0.6197	1705	89284	\$ 55,329.00
L0048	Key Biscayne One	0.2631	0.1894	1090	87717	\$ 16,613.00
L0049	Snapper Creek Park	0.5800	0.3886	260	29169	\$ 11,335.00
L0050	Howard Drive	0.5395	0.5395	551	77900	\$ 42,027.00
L0051	Key Biscayne Two	0.5821	0.5821	182	14602	\$ 8,499.00
L0053	Coral Pines	0.4505	0.4505	787	72647	\$ 32,727.00
L0054	Flamingo Village	0.4881	0.3807	328	29529	\$ 11,241.00
L0056	Mitchell Lake	0.6796	0.3670	98	9399	\$ 3,449.00
L0057	Bel Aire	0.3092	0.1948	559	42737	\$ 8,325.00
L0058	Laurel Hill Park	0.5599	0.5599	269	24272	\$ 13,589.00
L0059	Goulds	0.5622	0.3935	1975	184600	\$ 72,640.00
L0060	Pinewood Park	0.4992	0.3195	815	63807	\$ 20,386.00
L0061	Cutler Ridge	0.7217	0.4366	871	75924	\$ 33,148.00
L0062	Sierra	0.6111	0.4461	926	92761	\$ 41,380.00
L0063	Village Green Underground	0.8323	0.8323	486	28178	\$ 23,452.00
L0064	Palm Springs North Underground	1.3670	0.8202	658	21168	\$ 17,361.00
L0065	Biscayne Pines	0.6763	0.4396	499	31749	\$ 13,956.00
L0066	Rana Park	0.7073	0.5093	160	13460	\$ 6,855.00
L0067	Anderson Heights	0.5720	0.3718	794	75800	\$ 28,182.00
L0068	University Manor	0.5708	0.5708	325	29343	\$ 16,748.00
L0069	South Miami Heights	0.5851	0.5851	8943	716701	\$ 419,341.00
L0070	Highland Gardens	0.7741	0.7741	163	14704	\$ 11,382.00
L0071	Cutler Ridge Addition One	0.5695	0.4300	2995	224866	\$ 96,692.00
L0072	Darlington Manor	0.6931	0.4644	593	51631	\$ 23,977.00
L0073	Little River Acres	0.4376	0.3020	386	30574	\$ 9,233.00
L0074	Central Miami	0.5202	0.3641	376	27162	\$ 9,889.00
L0075	Biscayne Manning	0.6113	0.3545	357	34825	\$ 12,345.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0077	Biscayne Manning First Addition	0.4396	0.2858	139	15688	\$ 4,483.00
L0078	Andover First Addition	6.7919	0.3267	189	5253	\$ 1,716.00
L0079	Tallamoodly	0.5299	0.5299	348	31219	\$ 16,542.00
L0080	Liberty Plaza	0.3491	0.2513	157	18688	\$ 4,696.00
L0082	Central Miami Addition One	0.7139	0.4069	313	22915	\$ 9,324.00
L0083	Naranja Lakes	3.1898	3.1898	364	6892	\$ 21,984.00
L0084	Schenley	0.3628	0.3628	324	26804	\$ 9,724.00
L0085	Richmond Heights Addition One	0.7712	0.7712	540	45110	\$ 34,788.00
L0087	West Little River	0.4647	0.3067	592	46535	\$ 14,272.00
L0088	Lee Manor	0.5861	0.4513	530	37182	\$ 16,780.00
L0089	Golf Park Minton Manor Fairmont	0.5034	0.5034	752	68825	\$ 34,646.00
L0091	Biscayne Gardens Addition Two	0.4322	0.2118	460	46841	\$ 9,920.00
L0092	Whittman	0.5249	0.3097	6522	546221	\$ 169,164.00
L0093	Cantelope	0.4099	0.4099	150	13895	\$ 5,695.00
L0094	Cape Florida	0.7443	0.5731	156	17346	\$ 9,940.00
L0101	Westbrooke Third Addition	0.7240	0.4996	126	10727	\$ 5,359.00
L0102	North County	0.8309	0.8309	8441	452973	\$ 376,375.00
L0103	Little Gables	0.5966	0.3281	841	65612	\$ 21,527.00
L0104	International Gardens	1.0012	0.7609	4129	84115	\$ 64,003.00
L0106	Bird Road Highlands	0.1774	0.1774	849	54397	\$ 9,650.00
L0108	Biscayne Gardens Third Addition	0.5550	0.4051	603	54077	\$ 21,906.00
L0112	Sky Lakes First Addition	1.0766	0.6783	903	9839	\$ 6,673.00
L0113	Allapattah	0.3223	0.2611	1072	99578	\$ 25,999.00
L0114	Princetonian	1.0112	0.7685	1109	64158	\$ 49,305.00
L0115	Hardwood Village	0.5926	0.4030	314	22279	\$ 8,978.00
L0116	Lee Manor First Addition	0.4029	0.4029	456	40532	\$ 16,330.00
L0118	Carol City First Addition	0.7147	0.5504	228	4651	\$ 2,559.00
L0125	Costall Doral East	0.2442	0.1636	256	18845	\$ 3,083.00
L0127	Sevilla Heights	0.6107	0.6107	40	3360	\$ 2,051.00
L0128	Lake Park	0.6493	0.4870	1212	16157	\$ 7,868.00
L0129	Loyola Westbrooke	0.8858	0.6732	100	8394	\$ 5,650.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0130	Central Heights	0.4901	0.3774	393	31554	\$ 11,908.00
L0132	Bird South	0.6047	0.6047	35	2838	\$ 1,716.00
L0133	Expressway Industrial Park	0.8682	0.8682	102	11482	\$ 9,968.00
L0134	Villages of Homestead	0.9688	0.9688	424	26718	\$ 25,884.00
L0136	East Golf Park	0.3995	0.3995	614	53531	\$ 21,385.00
L0137	Lazarus on Richmond	0.9770	0.9770	157	12923	\$ 12,625.00
L0138	Coral Way Estates	0.6065	0.3881	276	20418	\$ 7,924.00
L0139	The Hammocks	2.9048	2.2367	6012	75774	\$ 169,483.00
L0140	Happy Farms Acres	0.6962	0.4038	478	37104	\$ 14,982.00
L0142	West Flagler Estates	0.8408	0.8408	134	6160	\$ 5,179.00
L0145	Monique	0.6355	0.6355	40	3893	\$ 2,474.00
L0147	Sky Lake Homes	1.1857	0.8655	109	9019	\$ 7,805.00
L0150	Country Club of Miami Estates	0.9739	0.7012	711	54835	\$ 38,450.00
L0151	Tamiami Lakes	0.8237	0.5931	1780	70012	\$ 41,524.00
L0154	Coral Highlands	1.7445	1.2386	192	12119	\$ 15,010.00
L0155	Twin Homes Estates	0.6372	0.4460	196	6608	\$ 2,947.00
L0156	Sunset Homes	0.9412	0.7059	101	9311	\$ 6,572.00
L0160	Winston Park	1.4065	0.9424	2445	130740	\$ 123,209.00
L0162	Coral Terrace Section One	0.3952	0.2806	120	8060	\$ 2,261.00
L0165	Westbrook Addition No Five	0.9735	0.7106	53	4596	\$ 3,265.00
L0166	Bent Tree Section Three	0.9943	0.9943	279	5580	\$ 5,548.00
L0167	Torremolinos	0.7238	0.7238	29	2465	\$ 1,784.00
L0168	Pinewood Manor	1.1429	0.8572	81	6910	\$ 5,923.00
L0169	Little Plantations of Miami	0.6409	0.6409	472	39117	\$ 25,069.00
L0170	Intag Manor First Addition	0.7282	0.4878	36	2921	\$ 1,424.00
L0172	Beverly Estates	1.1586	0.8573	283	15625	\$ 13,395.00
L0174	West Cherry Grove	1.5372	1.5372	125	5073	\$ 7,798.00
L0175	Bilbao Estates	0.8339	0.8339	198	8927	\$ 7,444.00
L0176	Las Palmas	1.0797	0.8206	242	14896	\$ 12,223.00
L0179	Highland Lakes Estates	0.5006	0.3356	29	2545	\$ 854.00
L0180	Westgate Gardens	0.4155	0.2908	627	29218	\$ 8,496.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0181	The Falls	2.0563	2.0563	9	5664	\$ 11,646.00
L0182	Westwind Lakes	1.0986	0.8459	1379	71173	\$ 60,205.00
L0185	Royale Green Townhouse	1.5052	1.5052	853	38527	\$ 57,990.00
L0189	Gem Homes	0.9572	0.9572	358	29415	\$ 28,156.00
L0190	Doral Park	1.5808	1.1856	2392	43378	\$ 51,428.00
L0193	Lakes of Avalon	2.4966	1.6228	675	11127	\$ 18,056.00
L0195	Meadow Wood Manor Section Four	1.5518	1.2104	294	24486	\$ 29,637.00
L0197	Margarita's Estates	0.8224	0.5181	125	8308	\$ 4,304.00
L0202	Rustic Lakes	1.1218	1.1218	38	3129	\$ 3,510.00
L0203	Sunset West	1.1603	1.1603	1045	42831	\$ 49,696.00
L0205	Coral West Heights	0.9074	0.9074	301	20314	\$ 18,432.00
L0210	The Lakes	2.2667	1.7227	355	8864	\$ 15,270.00
L0213	Royale Green Section One	1.2527	1.2527	718	37371	\$ 46,814.00
L0218	RJ Katz	1.2220	0.9531	117	10069	\$ 9,596.00
L0219	Country Lakes Manors	1.0222	1.0222	705	51290	\$ 52,428.00
L0221	Ben Granoff Park	1.3677	1.3677	28	3634	\$ 4,970.00
L0222	Strawberry Fields Homes	1.3885	1.0136	245	12263	\$ 12,429.00
L0223	Garson Subdivision Section One	1.2022	0.7694	77	4150	\$ 3,193.00
L0225	Meadow Wood Manor Section Eight North	0.8727	0.4625	40	3481	\$ 1,609.00
L0226	Meadow Wood Manor Section Eight South	1.1753	0.8227	82	6792	\$ 5,587.00
L0229	Westchester Park	0.8815	0.8815	49	3137	\$ 2,765.00
L0230	South Springs Homes	1.7703	1.7703	22	2681	\$ 4,746.00
L0231	Oak Park	0.9826	0.9826	554	38912	\$ 38,234.00
L0232	California Hills	1.1438	0.7549	185	10482	\$ 7,912.00
L0233	Riviera South	1.3363	1.0154	41	2266	\$ 2,300.00
L0235	Pleasure Village South	1.4489	1.0578	35	3010	\$ 3,183.00
L0236	Marbella Park	2.3759	2.3759	672	3685	\$ 8,755.00
L0237	Cutler Country Groves	2.2538	1.7467	40	4887	\$ 8,536.00
L0238	Dadeland Park	2.0105	1.4677	59	5341	\$ 7,838.00
L0239	Bird Lakes South Section One	1.6915	1.1334	100	5720	\$ 6,483.00
L0240	Bird Lakes South Section Three	0.9746	0.6822	210	11400	\$ 7,777.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0241	My First Home	1.0509	0.6411	136	7211	\$ 4,622.00
L0242	Sunset Harbour Section Six	1.8471	1.8471	35	1674	\$ 3,092.00
L0243	Kristina Estates	1.7687	1.7687	77	10415	\$ 18,421.00
L0244	Bird Lakes South Addition Three	1.0151	0.7107	53	2727	\$ 1,938.00
L0245	Meadow Wood Manor Section Nine	1.0057	1.0057	167	14227	\$ 14,308.00
L0246	Bird Estates	1.3056	1.3056	37	2238	\$ 2,921.00
L0248	Andrade Subdivision	1.1203	0.7953	60	3576	\$ 2,843.00
L0249	Mediterrania	1.5809	1.2015	112	9252	\$ 11,116.00
L0250	Americas at Miller	1.4877	1.0414	83	4198	\$ 4,371.00
L0252	Limewood Groves	1.3982	1.3982	239	21552	\$ 30,134.00
L0253	Weitzer Killian Place	1.0455	1.0455	33	3787	\$ 3,959.00
L0254	Vista Subdivision	1.1510	1.1510	207	13650	\$ 15,711.00
L0255	Roger Homes	1.4717	1.4717	128	6640	\$ 9,772.00
L0256	Munne Estates	0.8373	0.8373	71	4123	\$ 3,452.00
L0259	American Homes	1.8544	1.8544	193	11777	\$ 21,839.00
L0260	Biscayne Gardens	0.7275	0.5602	154	15251	\$ 8,543.00
L0261	Monasterio Subdivision	1.5089	1.2069	29	1692	\$ 2,042.00
L0264	Beacon Centre	1.0897	1.0897	49	21038	\$ 22,925.00
L0265	Flamingo Farms Estates	2.0916	2.0916	43	4917	\$ 10,284.00
L0266	Dadeland Forest Estates	0.9330	0.7181	16	1401	\$ 1,006.00
L0267	Lakeview	0.7349	0.4924	837	60956	\$ 30,014.00
L0268	Villa Sevilla	1.2240	1.2240	129	6751	\$ 8,263.00
L0269	Roel Subdivision	1.3199	1.3199	47	3192	\$ 4,213.00
L0270	Sky Lake Homes Second Addition	1.3915	0.9878	33	2621	\$ 2,589.00
L0271	Blue Heaven Landing	1.2246	0.8205	24	1131	\$ 927.00
L0273	Riverbend	1.0233	1.0233	320	28412	\$ 29,073.00
L0276	Meadow Wood Manor Section Ten	1.2037	1.2037	81	6368	\$ 7,665.00
L0277	Forest View	1.5259	1.1445	216	12267	\$ 14,039.00
L0278	Pi Estates	1.7328	1.2650	59	4816	\$ 6,092.00
L0279	Royal Cutler Estates	2.3965	2.3965	21	2361	\$ 5,658.00
L0280	Allison Estates	2.1715	2.1715	16	2007	\$ 4,358.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0281	Barima Estates	1.4773	1.4773	77	8409	\$ 12,422.00
L0283	Mirelda Estates	1.9455	1.9455	53	6293	\$ 12,243.00
L0284	Naroca Estates	1.5452	1.1280	164	11381	\$ 12,837.00
L0285	Bird Lakes South Section Four	1.0993	0.7475	142	7997	\$ 5,977.00
L0287	Cutler Country Groves First Addition	2.5051	2.5051	62	8955	\$ 22,433.00
L0289	Shomar Subdivision	1.2935	0.9570	20	1745	\$ 1,669.00
L0290	Venezia Homes Estates	0.8352	0.8352	240	12790	\$ 10,682.00
L0291	Coventry	2.2984	2.2984	34	3211	\$ 7,380.00
L0292	Michelle Woods	2.1643	2.1643	15	2119	\$ 4,586.00
L0296	Monaco Estates	1.4370	1.1064	49	3600	\$ 3,983.00
L0297	American Homes First Addition	1.7178	1.2883	163	10300	\$ 13,269.00
L0298	Jacarandas at Sunset	1.8239	1.8239	23	1419	\$ 2,588.00
L0300	Munne Royal Homes	1.7561	1.7561	67	5289	\$ 9,288.00
L0301	Weitzer Hammocks Homes	1.6985	1.3248	236	13684	\$ 18,128.00
L0303	Canton Subdivision	1.8918	1.4189	47	2688	\$ 3,814.00
L0304	Adventure Homes	1.3878	1.0131	424	23049	\$ 23,350.00
L0305	Oaks and Pines	2.0632	2.0632	10	1077	\$ 2,222.00
L0309	Hartford Place	1.1112	1.1112	201	17062	\$ 18,959.00
L0313	Rustic Lakes Addition One	1.1942	1.1942	75	6339	\$ 7,570.00
L0314	Amerihomes	1.4428	1.4428	93	6670	\$ 9,623.00
L0315	Fantasy Homes	1.4195	1.4195	86	4601	\$ 6,531.00
L0316	Forest Lakes	2.7331	2.7331	1180	27988	\$ 76,494.00
L0317	Brandon Park	0.8664	0.6845	310	27828	\$ 19,048.00
L0318	Le Mirage	2.1750	1.5878	64	3663	\$ 5,816.00
L0319	Sharon Estates	1.0652	1.0652	31	3977	\$ 4,236.00
L0320	Nelmar Subdivision	1.7153	1.7153	15	1029	\$ 1,765.00
L0321	Canton Subdivision First Addition - 28	0.9944	0.9944	28	1596	\$ 1,587.00
L0322	Biscayne Villas	1.0579	1.0579	107	6190	\$ 6,548.00
L0324	Lago del Mar	3.4869	2.3014	731	19295	\$ 44,405.00
L0326	Raas Subdivision	1.4637	1.4637	26	2241	\$ 3,280.00
L0328	PVC Subdivision	0.7778	0.7778	20	1715	\$ 1,333.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0329	Monaco Estates First Addition	1.0597	1.0597	122	7739	\$ 8,201.00
L0331	Shoma Kendall	1.2928	1.2928	166	9604	\$ 12,416.00
L0332	San Diego Subdivision First Addition	1.3901	1.0285	25	1369	\$ 1,408.00
L0333	Datorre	0.3769	0.3769	31	4902	\$ 1,847.00
L0334	Daxal subdivision	1.4271	1.4271	105	10137	\$ 14,466.00
L0335	Cenal Estates	1.1768	1.1768	149	19526	\$ 22,978.00
L0336	GB Estates	1.3202	1.3202	157	13441	\$ 17,744.00
L0338	Oak Ridge Villas	1.3418	0.9125	42	2171	\$ 1,981.00
L0339	Hammocks Shores	1.2106	0.8111	78	7124	\$ 5,778.00
L0340	Richmond Homes	1.1066	1.1066	58	3876	\$ 4,289.00
L0341	Carmichael Estates	0.7560	0.7560	14	1709	\$ 1,292.00
L0342	Magnolia Manors	1.9569	1.9569	8	742	\$ 1,452.00
L0343	Oak Creek	1.7841	1.3559	219	8221	\$ 11,146.00
L0346	Cordoba Estates Section One	1.1460	1.1460	44	2377	\$ 2,724.00
L0347	West Kendall Best	3.4011	3.4011	888	10064	\$ 34,228.00
L0348	Nelfer Subdivision	1.3172	1.3172	42	2768	\$ 3,646.00
L0349	Lejeune Terminals	0.3859	0.3859	187	51026	\$ 19,690.00
L0350	Peral Subdivision	1.2719	1.2719	126	6374	\$ 8,107.00
L0351	Habitat Homes South	1.6253	1.2678	41	3365	\$ 4,266.00
L0353	Rosmont Subdivision No 3	0.9320	0.3628	6	441	\$ 159.00
L0354	Krizia Subdivision Third Addition	1.9460	1.9460	12	1037	\$ 2,018.00
L0355	Coral Bird Homes Subdivision Phase One	0.9206	0.9206	70	4079	\$ 3,755.00
L0356	Gold Dream Estates	1.4854	0.9654	11	925	\$ 892.00
L0357	Arien Subdivision One and Two	1.7969	1.2220	35	1964	\$ 2,400.00
L0358	Eagles Point Subdivision	2.2032	2.2032	14	935	\$ 2,059.00
L0359	Vanessa Ranch	1.4700	1.4700	153	9170	\$ 13,479.00
L0360	Mandy Subdivision	1.4052	0.9555	182	13399	\$ 12,802.00
L0361	Pena Subdivision	2.0712	1.3464	29	1842	\$ 2,480.00
L0362	Paul Marks	2.1526	1.5929	150	6252	\$ 9,958.00
L0363	Southwind Point	1.3208	1.3208	61	3395	\$ 4,484.00
L0364	Amigo's Subdivision	1.2202	0.6942	3	327	\$ 227.00

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(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0366	Riviera West	0.9180	0.9180	29	1793	\$ 1,645.00
L0367	Majestic Homes	0.8621	0.8621	174	11069	\$ 9,542.00
L0368	Krizia Subdivision Fourth Addition	1.2887	0.9280	35	3222	\$ 2,990.00
L0369	Highland at Kendall	2.4088	1.6139	80	4206	\$ 6,788.00
L0370	Fantasy One	1.5079	1.5079	99	6337	\$ 9,555.00
L0371	Gordon Estates	2.2630	1.4710	8	1240	\$ 1,824.00
L0373	VTL Subdivision	1.8677	1.8677	12	907	\$ 1,694.00
L0374	Truval West Subdivision	2.2882	1.3719	8	406	\$ 556.00
L0375	Truval Gardens	2.1192	1.3354	9	495	\$ 661.00
L0376	Le Chelle Estates	2.6374	2.6374	24	2664	\$ 7,026.00
L0377	Hammocks Shores Second Addition	1.0605	0.6893	75	6285	\$ 4,332.00
L0378	Abbro Subdivision	1.4522	1.0897	10	836	\$ 910.00
L0380	Lago Mar South	3.9799	2.9848	462	2831	\$ 8,449.00
L0381	Thousand Pines	1.8219	1.8219	46	6147	\$ 11,199.00
L0382	Oak Park Estates Section One	1.3431	1.0073	168	11026	\$ 11,106.00
L0383	Monasterio Estates Section One	1.7184	1.7184	34	1715	\$ 2,947.00
L0384	Natalie Homes	1.6726	1.2878	60	3350	\$ 4,314.00
L0387	Costa Verde	2.3478	2.3478	355	3247	\$ 7,623.00
L0388	Centro Villas North	1.1493	1.1493	34	3135	\$ 3,603.00
L0389	Arien Subdivision Section Three	1.0926	0.6667	30	1740	\$ 1,160.00
L0391	Superior Homes Estates	0.4654	0.4654	218	12055	\$ 5,610.00
L0392	Miller's Glen Subdivision	0.9449	0.9449	31	3936	\$ 3,719.00
L0394	Zac Subdivision	1.5161	0.9400	16	1184	\$ 1,112.00
L0395	Anta Subdivision One	0.6709	0.6709	15	1212	\$ 813.00
L0396	Cordoba Estates Section Two	1.2737	1.2737	57	3266	\$ 4,159.00
L0397	Shoma Homes at Tamiami Two	1.8453	1.8453	231	12030	\$ 22,198.00
L0398	Nunez Estates	1.8903	1.8903	4	328	\$ 620.00
L0399	West Dade Subdivision	1.5572	1.5572	8	752	\$ 1,171.00
L0400	Renegade Point Subdivision	1.7635	1.1993	60	3247	\$ 3,894.00
L0401	Oak Creek South	1.7100	1.7100	100	7319	\$ 12,515.00
L0402	Esquerro Estates	1.4851	1.4851	20	2051	\$ 3,045.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0403	Doral Equestrian Center	0.3326	0.2860	3	881	\$ 251.00
L0404	Highland Kendall First Addition	2.0034	1.4223	101	5621	\$ 7,994.00
L0406	Richmond Homes First Addition	1.4468	1.4468	29	1936	\$ 2,801.00
L0407	Emerald Point	1.4890	1.1017	22	1219	\$ 1,342.00
L0408	Eagles Point First Addition	1.8833	1.1861	14	951	\$ 1,127.00
L0409	Maralex Homes	1.5605	1.5605	184	11159	\$ 17,413.00
L0410	Dimara Subdivision	3.7816	2.4951	5	412	\$ 1,027.00
L0411	Old Cutler Homes	1.5329	0.9807	25	1400	\$ 1,372.00
L0412	Ashly Subdivision	0.9744	0.6135	8	740	\$ 453.00
L0413	Weitzer Serena Lakes	2.3309	2.3309	548	6120	\$ 14,265.00
L0414	Punta Gorda Estates	1.9585	1.3318	15	1275	\$ 1,698.00
L0415	Aristotle Subdivision	1.3617	1.3617	653	32811	\$ 44,678.00
L0416	Kessler Grove Section One	1.6643	1.1983	95	8126	\$ 9,737.00
L0417	Gasser Subdivision	1.6345	1.0888	2	394	\$ 428.00
L0418	Migdalia Subdivision	1.0013	0.6807	29	2368	\$ 1,611.00
L0419	Moody Drive Estates	0.8793	0.8793	114	6712	\$ 5,901.00
L0420	Mimi Subdivision	0.9839	0.6888	32	2111	\$ 1,454.00
L0422	The Mansions at Sunset Second Addition	2.1843	1.6602	22	2534	\$ 4,206.00
L0423	Mayte Subdivision	1.3666	0.9839	100	6891	\$ 6,780.00
L0424	PA at West Sunset	0.9970	0.0199	224	3360	\$ 66.00
L0425	PA at Coral Reef	1.1188	0.6937	130	6620	\$ 4,592.00
L0427	Sunnyview Subdivision	2.0222	1.5570	72	3797	\$ 5,911.00
L0428	JAR Subdivision	0.9618	0.7411	6	784	\$ 581.00
L0430	Kessler Grove Section Two	1.2240	1.2240	86	6889	\$ 8,432.00
L0432	Kenellen Subdivision	1.9391	1.9391	10	660	\$ 1,279.00
L0434	Stuart International Subdivision	0.9317	0.9317	1	1201	\$ 1,118.00
L0435	PVC Subdivision First Addition	1.2371	1.2371	9	755	\$ 934.00
L0436	Star High Subdivision	2.3865	1.5284	4	458	\$ 700.00
L0437	Hammock Shores Third Addition	1.1929	0.8350	73	6164	\$ 5,146.00
L0438	Galloway Estates	1.4533	0.8719	129	1679	\$ 1,463.00
L0439	Richland Estates	1.0654	1.0654	165	16385	\$ 17,456.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0440	Ali Subdivision	1.1138	0.8130	8	984	\$ 799.00
L0442	Eureka Creek	1.0138	0.8011	31	2041	\$ 1,635.00
L0443	Kendall Family Estates Phase One	1.3957	0.9212	197	13185	\$ 12,146.00
L0445	Benson Lakes	1.3871	0.9015	103	2630	\$ 2,370.00
L0446	Transal Corporate Park	0.8864	0.8864	10	4138	\$ 3,667.00
L0447	Westpointe Business Park	1.5506	1.1629	61	9324	\$ 10,842.00
L0448	Spanish Lakes	2.1142	1.3320	526	9362	\$ 12,470.00
L0449	Galloway Glen	1.6727	1.6727	248	40361	\$ 67,511.00
L0450	Marien Subdivision	1.7422	1.2892	60	3479	\$ 4,485.00
L0451	Quirch Subdivision	1.5514	1.2100	43	3571	\$ 4,320.00
L0452	Corsica	1.3341	1.3341	115	9442	\$ 12,596.00
L0454	Coral Bird Homes Subdivision Phase Two	0.8951	0.8951	48	2706	\$ 2,422.00
L0455	Monaco's Miller Homesites	2.8276	2.8276	3	545	\$ 1,541.00
L0456	PVC Estates	0.9094	0.6549	26	2692	\$ 1,762.00
L0457	A & R Subdivision	1.2798	0.7426	8	672	\$ 499.00
L0459	Brighton Meadow	2.4782	2.4782	357	4524	\$ 11,211.00
L0462	Cres Subdivision	1.1653	0.7690	33	2493	\$ 1,917.00
L0466	Weitzer Serena Lakes West Section Two	1.5310	1.0412	191	2425	\$ 2,524.00
L0467	Hardin Hammocks Estates	1.3171	1.0537	1	1974	\$ 2,080.00
L0469	Ferel Subdivision	1.1246	1.1246	6	530	\$ 596.00
L0470	Fedy Estates	2.1344	1.2160	5	588	\$ 715.00
L0473	Mangus Sub Sec 1 & 2	1.3201	1.3201	235	16030	\$ 21,161.00
L0475	Peacock's Point	3.8139	2.2889	120	720	\$ 1,648.00
L0476	Amore Subdivision	1.6495	1.1714	16	1412	\$ 1,654.00
L0477	Pedro Alberto Subdivision	4.4072	4.4072	228	684	\$ 3,014.00
L0478	Oak Ridge Falls	2.5675	1.6691	44	1209	\$ 2,017.00
L0479	Shoma Estates	1.3343	0.9340	545	31570	\$ 29,486.00
L0480	Bristol at Kendall	3.6343	1.6713	54	216	\$ 361.00
L0481	Bristol Park Two	2.0290	1.1770	208	1830	\$ 2,153.00
L0482	Majestic Estates	1.3062	0.9666	476	31963	\$ 30,895.00
L0483	Interian Homes	2.1025	0.8414	4	517	\$ 435.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0484	Pelican's Point	1.2117	0.8604	173	3832	\$ 3,297.00
L0485	Kendall Village West	1.9039	1.1614	149	1807	\$ 2,098.00
L0486	Gran Central	2.2031	2.2031	53	39695	\$ 87,452.00
L0487	Zenteno Subdivision	1.9479	1.9479	6	575	\$ 1,120.00
L0488	Barcelona Estates	1.6567	1.1264	31	2484	\$ 2,797.00
L0489	Nelia Subdivision	1.4228	1.4228	7	634	\$ 902.00
L0490	Country Lakes Manors Section Two	1.3932	1.3932	647	52774	\$ 73,524.00
L0491	Monasterio Estates Section Two	1.2123	0.8243	16	848	\$ 699.00
L0492	Cordoba Estates Section Four	1.0679	0.8220	16	972	\$ 798.00
L0493	Cadiz Estates	1.5971	1.1178	8	747	\$ 834.00
L0494	Cristianne Estates	1.0410	0.7076	14	1221	\$ 863.00
L0495	Palmas del Bosque First Addition	1.3790	1.3790	7	591	\$ 814.00
L0496	Med South	1.4788	1.1091	221	18935	\$ 21,000.00
L0498	Kessler Groves Sections Three and Four	1.3872	1.3872	185	18761	\$ 26,025.00
L0499	Laguna Ponds Sections One and Two	1.3204	1.3204	599	37575	\$ 49,614.00
L0500	WDLD Subdivision	1.2218	1.2218	15	2006	\$ 2,450.00
L0501	Vecin Homes First Addition	3.1010	2.0782	9	614	\$ 1,276.00
L0503	Llauró Subdivision	2.2286	1.2914	3	350	\$ 451.00
L0504	South View Subdivision	1.6581	1.6581	24	1360	\$ 2,255.00
L0505	Hammocks Estates	1.4039	1.4039	154	11496	\$ 16,139.00
L0506	Savannah Landings	1.6070	1.6070	18	1150	\$ 1,848.00
L0507	Doral Landings	2.7417	2.0563	517	7100	\$ 14,599.00
L0509	Caribe Lakes Phase One	4.8498	3.0066	454	908	\$ 2,729.00
L0510	Bristol Pointe	0.9348	0.9348	181	1991	\$ 1,861.00
L0512	Castillian Subdivision	0.8481	0.6017	8	698	\$ 419.00
L0514	Maria Gardens	2.0796	2.0796	90	5279	\$ 10,978.00
L0515	Micheline Subdivision	1.5443	1.1120	15	384	\$ 427.00
L0516	Doral Isles Antilles	1.8905	1.5502	2930	24149	\$ 37,435.00
L0517	Caribe Subdivision	1.8543	1.8543	13	1137	\$ 2,107.00
L0518	Laffitte Subdivision	1.4117	1.0163	31	2145	\$ 2,179.00
L0519	Palapala	3.3249	3.3249	12	1410	\$ 4,688.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0520	Viscaya Villas	1.3458	1.3458	1	642	\$ 864.00
L0521	Anabah Gardens	1.4928	0.8052	1	349	\$ 281.00
L0522	Auto Nation Perrine East	0.2672	0.2672	2	3335	\$ 891.00
L0524	Michelle Manors Subdivision	0.6731	0.6731	75	5836	\$ 3,928.00
L0525	Llanos at Bird Road	1.3379	0.7896	99	1782	\$ 1,407.00
L0526	Raas Subdivision No 2	2.5092	1.8571	9	819	\$ 1,520.00
L0527	Doral Meadows First Addition	2.2136	1.2396	133	1995	\$ 2,473.00
L0528	Goldvue	2.0233	1.0723	159	954	\$ 1,022.00
L0529	PVC Estates First Addition	1.2652	1.2073	4	328	\$ 395.00
L0530	Nyurka Estates	0.7761	0.3885	15	1045	\$ 405.00
L0531	Saminik Subdivision	1.4439	1.4439	48	2584	\$ 3,731.00
L0532	Weitzer Serena Lakes Estates	1.3090	0.8116	70	4033	\$ 3,273.00
L0533	Hawksnest	5.1405	3.3410	72	648	\$ 2,164.00
L0534	Mystic Place	1.8342	1.3209	51	561	\$ 741.00
L0537	Garden Hills Subdivision	2.0009	2.0009	294	24489	\$ 49,000.00
L0539	Heavenly Estates	2.9392	2.9392	6	871	\$ 2,560.00
L0540	Central Park Estates	1.0011	0.6112	49	931	\$ 569.00
L0541	Riviera Trace	0.7094	0.7094	212	12352	\$ 8,762.00
L0542	Palm Spring Estates	1.0741	1.0741	164	13214	\$ 14,193.00
L0543	Salma Lake	1.7683	1.7683	81	5626	\$ 9,948.00
L0544	Sinos Estates	1.3096	0.8783	6	575	\$ 505.00
L0545	Kendall Country Estates Country Walk	1.5067	1.1149	207	12338	\$ 13,755.00
L0546	Cosar Subdivision	1.7704	1.7704	62	4550	\$ 8,055.00
L0547	Bridgeport Villas	1.3497	0.7691	102	918	\$ 706.00
L0548	Red Gardens	4.5644	4.5644	1	1134	\$ 5,176.00
L0549	Bent Tree Commercial Park	4.0163	4.0163	27	775	\$ 3,112.00
L0550	West Dade Land Subdivision	0.6580	0.3686	45	3131	\$ 1,154.00
L0551	Karenero Falls	1.6398	0.8691	80	1077	\$ 936.00
L0552	Balmoral Subdivision	3.1710	1.9346	137	1269	\$ 2,455.00
L0553	Wonderly Estates	1.4217	1.4217	213	13960	\$ 19,846.00
L0554	Reserve at Doral	2.6762	1.5524	135	1890	\$ 2,934.00

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(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0555	Beacon at 97 Ave	0.6561	0.3803	4	1349	\$ 513.00
L0556	Miami International Business Park	0.5578	0.4797	101	14913	\$ 7,153.00
L0557	MICC	1.2113	0.8601	143	12102	\$ 10,408.00
L0558	International Corporate Park	1.3114	1.3114	133	23118	\$ 30,316.00
L0559	Biscayne Point South	2.9900	2.9900	217	1026	\$ 3,067.00
L0560	Poinciana Lakes Subdivision	2.3410	1.0065	88	616	\$ 620.00
L0561	San Marino Estates	2.2397	2.2397	21	1444	\$ 3,234.00
L0562	Old Cutler Forest	3.4395	2.6138	9	1388	\$ 3,627.00
L0563	Five Stars	1.0429	0.5837	6	514	\$ 300.00
L0564	Big Five Homes	0.9017	0.5051	34	986	\$ 498.00
L0566	Park Lakes	1.5682	1.0664	142	8946	\$ 9,540.00
L0567	Ibis Villas	1.9454	1.5365	262	1396	\$ 2,144.00
L0568	Enclave at Doral	2.8422	2.8422	258	1216	\$ 3,456.00
L0569	Mito Estates	3.2722	2.4541	11	1319	\$ 3,236.00
L0570	Zoe Miller Estates	2.9107	2.0369	3	515	\$ 1,049.00
L0571	Bonita Golf View	2.9077	1.9190	55	1050	\$ 2,014.00
L0572	Mastrapa Estates	1.2770	0.7527	8	639	\$ 480.00
L0578	Dimauro Subdivision	0.6947	0.3895	11	665	\$ 259.00
L0579	Bird Gardens Subdivision	1.5911	1.0820	50	3294	\$ 3,564.00
L0581	Corsica Place	2.1580	2.1580	268	18048	\$ 38,947.00
L0582	Deering Point Subdivision	1.3374	1.0430	25	2629	\$ 2,742.00
L0583	Summerwind Subdivision	1.7147	1.3372	29	1812	\$ 2,423.00
L0584	Sarco Subdivision	2.7953	1.8165	13	752	\$ 1,366.00
L0585	Doral International Park	0.9471	0.7201	6	1472	\$ 1,059.00
L0586	Hawksnest First Addition	3.0227	2.0552	88	616	\$ 1,266.00
L0587	Garden Hills West	2.0491	2.0491	382	24818	\$ 50,854.00
L0589	Cres Estates	0.8803	0.5985	39	3400	\$ 2,034.00
L0590	Sylvia Subdivision	1.2813	0.8071	6	736	\$ 594.00
L0591	Koki Estates	2.4922	2.4922	4	447	\$ 1,114.00
L0593	Royal Landings	0.8978	0.7362	137	11040	\$ 8,127.00
L0594	Royal Landings Estates	1.4381	1.2077	15	1276	\$ 1,541.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0596	Community Partnership South	2.1560	2.1560	7	6574	\$ 14,173.00
L0597	Juan David Subdivision	2.6646	2.6646	7	474	\$ 1,263.00
L0599	Signature Gardens Subdivision	2.1290	1.0434	95	760	\$ 792.00
L0600	Presidential Estates	0.8299	0.5561	175	6864	\$ 3,817.00
L0601	Sunset Lakes Estates	3.8492	3.8492	39	663	\$ 2,552.00
L0602	The Palace at Kendall First Addition	1.0113	0.6776	1	974	\$ 659.00
L0603	Nicoi Tract	1.7124	1.7124	1	890	\$ 1,524.00
L0604	Daily First Addition	4.6308	2.1292	59	325	\$ 691.00
L0605	Doral Commerce Park	2.5277	2.5277	103	2083	\$ 5,265.00
L0606	Shirtee One and Two	5.4971	2.2537	341	682	\$ 1,537.00
L0611	Nomar Estates	1.2910	0.9551	27	1739	\$ 1,660.00
L0612	Cantal West Industrial Park	1.4440	1.0105	23	570	\$ 575.00
L0613	Sunset Apartments	0.9880	0.7805	239	14889	\$ 11,620.00
L0614	Hawksnest Second Addition	4.7160	2.3097	88	352	\$ 813.00
L0616	Savannah Doral	1.8530	1.8530	173	3114	\$ 5,770.00
L0617	Costa Dorada	2.9853	1.9112	52	676	\$ 1,291.00
L0618	Cartal Subdivision	1.1807	0.8620	9	797	\$ 687.00
L0619	Mayte South	1.3951	1.0743	42	3784	\$ 4,065.00
L0621	Acapulco Homes	1.7399	1.0962	56	3514	\$ 3,852.00
L0622	Emerald Oaks	1.4384	1.4384	25	1679	\$ 2,415.00
L0623	Jefferson at Doral	2.2780	2.2780	1	1860	\$ 4,237.00
L0624	The Villas of Barcelona	2.2512	1.2389	58	406	\$ 502.00
L0625	San Denis San Pedro Estates	2.7124	2.7124	88	5405	\$ 14,660.00
L0626	Dadesky Subdivision	2.4403	2.4403	15	1949	\$ 4,756.00
L0627	Miami International Parkway	1.6698	1.6698	41	4619	\$ 7,712.00
L0630	Villa Esperanza	3.5195	3.5195	1	772	\$ 2,717.00
L0631	Country Park Estates	0.9546	0.6252	25	1342	\$ 839.00
L0632	Daily Subdivision	1.0872	1.0872	30	654	\$ 711.00
L0633	Villa Real at Doral	4.2965	4.2965	162	324	\$ 1,392.00
L0635	Don Elias Estates	1.5195	1.5195	75	4815	\$ 7,316.00
L0636	CLC Subdivision	1.1091	1.1091	1	990	\$ 1,098.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0637	Les Jardins/Secret Gardens	7.7023	5.2360	112	178	\$ 932.00
L0639	Mansions of Pine Glenn	1.4188	1.4188	12	1311	\$ 1,860.00
L0641	Luz Estela South	1.4064	1.0267	99	6590	\$ 6,765.00
L0643	Jane Plaza	1.1767	0.9176	4	1274	\$ 1,169.00
L0644	Mayito Estates	1.0383	0.4990	7	497	\$ 248.00
L0645	Coral Reef Nurseries	1.4916	1.4916	238	18698	\$ 27,889.00
L0646	Villa Castillo	1.7164	1.2870	59	885	\$ 1,138.00
L0647	Prince of Peace Catholic Church	2.6505	2.6505	1	884	\$ 2,343.00
L0648	Puerto Bello at Doral	2.1188	1.2500	124	960	\$ 1,200.00
L0649	Valencia Grove	1.7612	1.7612	53	5335	\$ 9,396.00
L0650	Shoreway Subdivision	1.9029	1.5033	419	26073	\$ 39,195.00
L0651	Doral Terrace	3.1327	3.1327	1	1840	\$ 5,764.00
L0652	Deer Creek Estates	2.2176	1.2642	119	1071	\$ 1,353.00
L0653	Redland East	0.6746	0.4713	8	418	\$ 197.00
L0654	Preserve at Doral	3.1657	1.8680	62	682	\$ 1,273.00
L0655	Marpi Homes	1.7417	1.2541	70	4230	\$ 5,304.00
L0656	Luisangel Subdivision	1.2665	1.2665	10	788	\$ 998.00
L0657	Oak Ridge Falls First Addition	2.2373	2.2373	33	1155	\$ 2,584.00
L0658	Crestview Lakes	2.1186	2.1186	143	9220	\$ 19,533.00
L0659	Pine Needles East Section Five	0.5844	0.5844	20	1759	\$ 1,027.00
L0660	Bonita Golf View Part Two	3.0105	2.2275	217	1811	\$ 4,034.00
L0662	Ponce Estates	2.2842	1.5076	118	6401	\$ 9,650.00
L0664	The Hamptons	3.7537	2.8913	35	276	\$ 797.00
L0665	Transal Service Park	0.2875	0.0058	3	2052	\$ 11.00
L0666	Park Lakes by the Meadows Phase Three	1.6348	1.6348	42	3633	\$ 5,939.00
L0668	Castcana Estates	3.1954	3.1954	8	732	\$ 2,339.00
L0669	FC Subdivision	0.7877	0.7877	228	12588	\$ 9,915.00
L0670	Kenwood Estates	2.3676	2.3676	5	634	\$ 1,501.00
L0671	The Mansions at Sunset Second Addition	1.1776	1.1776	58	9282	\$ 10,930.00
L0672	Dimensions at Doral	5.2358	2.6193	88	352	\$ 921.00
L0674	Venetian Lake	2.2188	2.2188	60	3698	\$ 8,205.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0676	Superior Trace	2.0422	2.0422	23	1447	\$ 2,955.00
L0679	Blarritz Subdivision Phase One	1.5257	0.8547	54	702	\$ 599.00
L0680	Bonita	1.9756	1.9756	666	6912	\$ 13,655.00
L0682	Bird Road Properties	1.4357	1.1055	31	2454	\$ 2,712.00
L0683	Digna Gas Station	1.9603	1.9603	1	403	\$ 790.00
L0684	Twin Lake Shores	0.5105	0.4186	477	7632	\$ 3,194.00
L0686	Migdalia Subdivision Second Addition	1.1341	0.7257	8	649	\$ 470.00
L0687	Casa Lago	1.4386	1.0501	60	5106	\$ 5,361.00
L0688	Krizia Subdivision Fifth Addition	0.9886	0.7513	33	2980	\$ 2,238.00
L0689	Marquessa Subdivision	1.3420	0.8055	78	1193	\$ 960.00
L0692	Chana Rose Estates	1.2003	1.2003	6	684	\$ 821.00
L0695	Lilandia Subdivision	3.6478	2.0428	143	1144	\$ 2,336.00
L0696	Caribbean Palms	1.2896	1.2896	66	6012	\$ 7,753.00
L0698	Oaks South	1.2800	0.9728	105	11295	\$ 10,987.00
L0699	Costa Bonita	1.3692	0.6441	40	680	\$ 437.00
L0700	Lago Mar First Addition	2.3251	1.7670	141	3150	\$ 5,566.00
L0701	Larose Subdivision	1.6486	1.6486	12	754	\$ 1,243.00
L0702	Dolphin View	3.1677	1.9971	68	340	\$ 679.00
L0703	Balani Subdivision	1.2590	1.2590	70	4634	\$ 5,834.00
L0704	La Espada	3.1738	1.9995	198	1922	\$ 3,843.00
L0705	Genstar	3.1300	2.0969	1	908	\$ 1,903.00
L0706	Bismark Homes	3.9284	2.5142	134	1340	\$ 3,369.00
L0707	Doral Concourse	0.8852	0.8852	43	1681	\$ 1,488.00
L0708	SAB Subdivision	2.2242	1.2909	1	330	\$ 425.00
L0709	Tiffany at Sunset	1.8206	0.6923	26	390	\$ 269.00
L0710	AV Subdivision	1.1346	0.7692	4	208	\$ 159.00
L0711	Kayla's Place	1.5580	1.5580	160	11908	\$ 18,552.00
L0712	Parkview Townhomes Phase One	0.6867	0.5837	34	884	\$ 515.00
L0713	Park Lake Sections 1-4	1.9164	1.2457	451	9182	\$ 11,438.00
L0714	Mako Subdivision	1.6100	1.1429	6	700	\$ 800.00
L0715	Kaiser Subdivision	1.2377	1.2377	8	770	\$ 953.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0716	Precious Homes at Lakes by the Bay	5.1750	3.1047	123	783	\$ 2,430.00
L0718	T & F Subdivision	1.7118	1.7118	43	3698	\$ 6,330.00
L0719	Yasamin Subdivision	1.7831	1.7831	4	212	\$ 378.00
L0720	Marta Subdivision	1.2442	0.8831	8	770	\$ 679.00
L0721	Hidden Grove	1.3348	1.3348	5	5428	\$ 7,245.00
L0722	West Lakes Estates Subdivision	0.9177	0.9177	104	8594	\$ 7,886.00
L0723	Ponce Estates Section Two	1.6049	1.1556	122	6415	\$ 7,413.00
L0725	Mystic Forest	5.9815	3.1713	72	216	\$ 685.00
L0726	Valencia Grove Estates	1.2283	1.2283	113	13797	\$ 16,946.00
L0729	Millenium Subdivision	1.8624	1.3217	6	690	\$ 911.00
L0730	Gefen Equity Commercial Subdivision	1.8814	1.3737	2	843	\$ 1,158.00
L0732	Miracle West	1.7627	1.2339	29	1984	\$ 2,448.00
L0733	Sunset Lakes Estates 1 & 2	2.4091	2.4091	115	1589	\$ 3,828.00
L0734	Breckenridge Estates	1.4920	1.4920	12	1360	\$ 2,029.00
L0735	Park Lakes by the Meadows Phases 4-5	1.4317	1.4317	52	3809	\$ 5,453.00
L0736	Watersedge	1.1408	1.1408	35	2451	\$ 2,796.00
L0739	GC Corp IAD	2.3973	2.3973	11	1178	\$ 2,824.00
L0740	Park Lakes by the Meadows Phase Six	1.6338	1.1437	46	3954	\$ 4,522.00
L0742	Kendall Home Depot	1.0796	0.8635	3	879	\$ 759.00
L0743	Aladdin Subdivision	6.3527	4.9544	4	241	\$ 1,194.00
L0744	Krizia Subdivision First Addition	0.6462	0.6462	66	5630	\$ 3,638.00
L0745	Estate Homes	2.0467	1.4941	57	3815	\$ 5,699.00
L0746	Gabriella Estates	2.6648	2.6648	6	698	\$ 1,860.00
L0747	Century Park Villas	1.1739	0.0118	766	5349	\$ 63.00
L0748	Biarritz Subdivision Phase Two	2.5472	1.5025	55	605	\$ 909.00
L0749	Redlands Forest	1.5946	1.5946	20	2834	\$ 4,519.00
L0750	Miller South Subdivision	4.3781	3.1528	108	648	\$ 2,043.00
L0751	Sunset Pointe	3.3224	3.3224	10	639	\$ 2,123.00
L0752	Nito Estates Subdivision	1.7217	1.7217	12	1322	\$ 2,276.00
L0753	Erica Gardens	2.0282	1.5211	82	4554	\$ 6,927.00
L0754	Crestview Lakes First and Second Additions	2.3170	2.3170	139	8604	\$ 19,935.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0755	Stephanie's Subdivision	1.2370	0.9401	20	1418	\$ 1,333.00
L0756	Canero's Oak	1.5122	1.1636	3	330	\$ 383.00
L0758	Shoma at Country Club of Miami	4.0868	2.8602	406	737	\$ 2,107.00
L0760	Laroc Estates	1.3481	0.8493	130	7836	\$ 6,655.00
L0761	Royalton Sub	1.4953	1.4953	82	5199	\$ 7,774.00
L0764	Miller Cove First Addition	1.3904	1.0010	59	3858	\$ 3,861.00
L0765	Marbella Estates	2.1902	1.6206	15	1057	\$ 1,712.00
L0766	Sunset Farms	2.2429	2.2429	8	1330	\$ 2,983.00
L0767	Silvia Subdivision	5.5019	3.6856	48	528	\$ 1,945.00
L0768	Potamkin Subdivision	3.4912	2.3399	1	456	\$ 1,066.00
L0769	Oak Ridge Falls Second Addition	2.2981	2.2981	6	1087	\$ 2,498.00
L0770	Kendall Hammocks	6.7608	5.0039	1	255	\$ 1,275.00
L0771	Nunez Homes	1.4677	1.0715	10	727	\$ 778.00
L0772	Ram Commercial Tract	1.7638	1.1624	1	271	\$ 315.00
L0773	Lakes by the Bay Section Fourteen	2.0640	2.0640	107	7488	\$ 15,455.00
L0774	Kendalland	2.5436	1.8314	408	16305	\$ 29,860.00
L0776	Mindi Subdivision	1.1754	1.1754	18	1665	\$ 1,957.00
L0777	Chiu Subdivision	1.7782	1.7782	4	640	\$ 1,138.00
L0778	Capri Homes	1.3310	1.0119	24	1257	\$ 1,271.00
L0779	Sella Subdivision	1.8187	1.4004	76	4980	\$ 6,973.00
L0780	Nelsay Plaza	1.6337	1.6337	2	565	\$ 923.00
L0783	Esplanadas Dreams	2.0901	2.0901	23	1388	\$ 2,901.00
L0785	Miller Cove	1.3704	0.8496	85	5219	\$ 4,434.00
L0786	EFM Estates Sections 1-4	2.3957	2.3957	458	28776	\$ 68,938.00
L0787	Emerald Lakes Estates	1.1638	1.1638	173	3636	\$ 4,231.00
L0788	Kendall Breeze	2.6515	2.0946	777	3108	\$ 6,510.00
L0790	Tamiami Gefen Industrial Park	1.2256	1.2256	41	3778	\$ 4,630.00
L0791	AB at Tamiami Trail	2.7348	2.7348	705	37543	\$ 102,672.00
L0794	Old Cutler Apartments	2.3617	2.3617	1	915	\$ 2,160.00
L0795	Alco Estates and Additions 1-5	2.0259	2.0259	100	4910	\$ 9,947.00
L0797	Children's Plaza	1.6798	1.6798	2	1074	\$ 1,804.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0800	Adrian Builders at Tamiami	1.5894	0.9540	38	979	\$ 933.00
L0801	Milon Venture	1.9142	1.5122	514	31382	\$ 47,455.00
L0802	Redland Estates	1.9350	1.5093	24	4121	\$ 6,219.00
L0803	Renaissance Estates	2.7834	2.7834	68	4800	\$ 13,360.00
L0804	Kendall Center	3.2591	2.5424	1	907	\$ 2,305.00
L0805	Lauren's Pond	2.1515	1.4414	52	2780	\$ 4,007.00
L0806	Mirana Industrial Park	2.0433	1.3282	26	1039	\$ 1,379.00
L0807	Ed Mar Estates	0.8046	0.8046	32	2185	\$ 1,758.00
L0808	Grand Lakes	2.7622	1.9059	785	33077	\$ 63,041.00
L0809	Plaza del Paraiso	1.7919	1.3614	2	1115	\$ 1,517.00
L0812	ASA Subdivision	1.9330	1.9330	3	702	\$ 1,356.00
L0813	A & S Industrial Park	2.0171	1.6137	129	5260	\$ 8,488.00
L0815	BMS Kendale Lakes	2.4562	2.4562	1	331	\$ 813.00
L0816	Shoma Villas at Country Club of Miami 1	3.5579	1.4236	121	484	\$ 689.00
L0817	Cedar West Homes	2.3269	2.3269	103	6306	\$ 14,673.00
L0818	Heti Subdivision	2.1212	2.1212	1	165	\$ 349.00
L0819	Vega Coral Way Subdivision	0.6538	0.6538	8	722	\$ 472.00
L0820	Egret Lakes Homes	4.1450	4.1450	573	7220	\$ 29,926.00
L0821	Alturas de Buena Vista	1.5865	0.6346	6	312	\$ 197.00
L0822	CVS at Coral Way	1.0080	0.8165	2	752	\$ 614.00
L0823	Nilo Subdivision	1.9684	1.9684	24	1831	\$ 3,604.00
L0824	Hainlin Mill Estates Section Four	1.1785	0.6957	8	723	\$ 502.00
L0826	North Lake Park	4.1702	2.7945	35	652	\$ 1,822.00
L0827	Precious Executive Homes	2.6282	2.6282	22	2719	\$ 7,146.00
L0828	Rosewood Homes	1.9478	1.9478	15	1379	\$ 2,686.00
L0829	Miracle West First Addition	1.2867	0.8100	7	600	\$ 486.00
L0830	Camino Real Estates and First Addition	1.5241	1.0364	61	4782	\$ 4,956.00
L0832	Woodlands	1.2382	0.7305	139	5476	\$ 4,000.00
L0833	Doral Pointe Shopping Center	1.8948	1.8948	1	361	\$ 684.00
L0834	Hermilio Subdivision	2.0655	2.0655	15	993	\$ 2,051.00
L0836	Cauley Palisades	0.9896	0.7125	19	1346	\$ 959.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0837	Mardel Estates	3.3773	3.3773	10	1458	\$ 4,924.00
L0839	Nicolle Subdivision	2.2435	2.2435	25	1754	\$ 3,935.00
L0840	Helena Homes	2.4694	2.4694	73	4383	\$ 10,823.00
L0841	DVH Estates	1.0215	0.7559	109	15209	\$ 11,496.00
L0842	Coral West Homes	3.5249	2.3963	6	482	\$ 1,155.00
L0844	Oak South Estates	1.0330	1.0330	89	12091	\$ 12,490.00
L0846	Mother of Christ	0.5840	0.5840	1	1173	\$ 685.00
L0847	Alina Estates	1.5685	1.5685	19	1775	\$ 2,784.00
L0848	Emerald Isles	2.8019	1.7932	120	2640	\$ 4,734.00
L0849	Lakes by the Bay South Commons	3.3713	2.6296	2295	35176	\$ 92,498.00
L0850	Miller's Landing	2.2710	2.2710	5	550	\$ 1,249.00
L0852	Kendall Town Center	2.2692	1.6338	17	15714	\$ 25,673.00
L0853	Koki Estates First Addition	2.1855	2.1855	5	507	\$ 1,108.00
L0855	Spanish Garden Villas	1.1732	0.7743	4	2211	\$ 1,711.00
L0856	Jesslyn Subdivision	2.1439	2.1439	121	7847	\$ 16,823.00
L0857	North Palm Estates	1.4128	1.1727	153	8705	\$ 10,208.00
L0858	Hainlin Reef North	1.7356	1.7356	10	1282	\$ 2,225.00
L0860	Sabina Shopping Center	0.9299	0.7159	4	813	\$ 582.00
L0861	North Lake Commerce	3.4798	2.1576	35	717	\$ 1,546.00
L0862	Granada Homes Estates	1.9582	1.9582	6	717	\$ 1,404.00
L0863	Casa Lago First Addition	1.3379	1.0033	27	2436	\$ 2,444.00
L0864	Tuscany Place	1.0282	0.8020	4	2874	\$ 2,304.00
L0865	Wal Mart Hialeah	7.5383	7.5383	5	1852	\$ 13,960.00
L0866	Salcines Subdivision	1.3795	0.8556	3	284	\$ 242.00
L0867	Isabella Estates	1.7449	1.7449	5	414	\$ 722.00
L0869	Estate Homes Third Addition	1.5991	1.0551	8	454	\$ 479.00
L0870	Cudimar at Black Point Marina	2.3328	1.7030	249	16031	\$ 27,300.00
L0871	San Valentin	1.3403	1.3403	19	1058	\$ 1,418.00
L0873	V & Q Holdings Subdivision	1.4862	1.0994	1	543	\$ 596.00
L0874	Shoma Homes at Old Cutler Point	1.0925	0.8413	505	10023	\$ 8,432.00
L0875	Florencia Estates	3.6590	2.4881	34	2475	\$ 6,158.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0876	Miller Grove	1.5910	1.0818	3	330	\$ 356.00
L0877	Gefen Maisel Subdivision	1.4777	0.9165	10	695	\$ 636.00
L0880	Biscayne Drive Estates	1.5200	1.1400	113	9993	\$ 11,392.00
L0881	Tuscan Lake Villas	2.9971	2.9971	253	1265	\$ 3,791.00
L0882	Flightways Subdivision	2.2028	2.2028	45	1260	\$ 2,775.00
L0883	Deer Creek Estates First Addition	2.6716	1.9504	25	1714	\$ 3,342.00
L0886	Eden Lake	1.0837	1.0837	47	3999	\$ 4,333.00
L0887	Danielle Patrick Subdivision	1.6792	1.6792	34	2833	\$ 4,757.00
L0888	Martex Business Center and First Addition	1.4147	1.1175	37	2127	\$ 2,376.00
L0891	Countryside and First Addition	1.4581	1.4581	170	14294	\$ 20,842.00
L0892	Melquiades Subdivision	0.9442	0.9442	8	896	\$ 846.00
L0893	Kingdom Dreams	1.4430	1.4430	237	6154	\$ 8,880.00
L0894	Villas del Campo Subdivision	2.1736	2.1736	325	11621	\$ 25,259.00
L0895	Century Estates and First Addition	2.3222	2.3222	194	11596	\$ 26,928.00
L0897	South Gate Subdivision	2.4477	1.7626	34	2350	\$ 4,142.00
L0898	Sabrina Twinhomes Subdivision	3.1057	2.3296	30	1335	\$ 3,110.00
L0899	Courts at Tuscan Phase Two	2.7896	1.3394	102	1326	\$ 1,776.00
L0902	Fava Estates	2.8730	2.2698	9	1023	\$ 2,322.00
L0903	Cutler Lake Homes Phase One	2.9154	2.3620	217	978	\$ 2,310.00
L0904	La Costa at Old Cutler Section One	1.9192	1.9192	23	2747	\$ 5,272.00
L0908	Mica Subdivision and First Addition	1.8000	1.1518	30	1680	\$ 1,935.00
L0909	Precious Forest Homes	0.9801	0.7938	49	4569	\$ 3,626.00
L0910	Tamiami Marketplace	0.8537	0.6146	5	1134	\$ 696.00
L0912	November Heights	2.9435	2.9435	8	707	\$ 2,081.00
L0915	Estate Homes Second Addition	1.1550	1.1550	12	1433	\$ 1,655.00
L0916	Doral Isles North Sections 1 & 2	2.8764	2.0423	664	10430	\$ 21,301.00
L0918	Miller Lake	2.0261	1.5196	43	2498	\$ 3,795.00
L0919	Anaco Estates	1.6122	1.6122	12	1418	\$ 2,286.00
L0921	Stephanie Subdivision First Addition	1.0599	0.7949	22	1604	\$ 1,275.00
L0923	Chateaubleau Mansions	1.3252	1.3252	12	1842	\$ 2,441.00
L0924	Spring West Estates	1.1411	1.1411	18	1559	\$ 1,778.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0925	Keystone	1.7262	1.2083	116	6504	\$ 7,858.00
L0926	Divine Savior	1.9667	1.9667	1	750	\$ 1,475.00
L0927	Aileen Subdivision	1.4357	1.4357	8	544	\$ 781.00
L0928	Pelican Bay at Old Cutler Lakes	2.7618	2.7618	245	13988	\$ 38,632.00
L0929	Cedar West Homes Two	2.1951	2.1951	32	2328	\$ 5,110.00
L0931	Mystic Forest Two	5.8375	3.0364	51	357	\$ 1,083.00
L0932	Bent Tree Briarcliff	8.9773	8.9773	1	132	\$ 1,185.00
L0933	Ibis Villas at Doral	2.0993	1.3016	196	2659	\$ 3,460.00
L0937	Riverside	5.2158	2.0855	234	468	\$ 976.00
L0939	Bluewaters Subdivision	2.6534	1.8839	476	18847	\$ 35,505.00
L0940	Pete's Place	2.5665	1.7453	179	2685	\$ 4,686.00
L0942	Summerville and First Addition Subdivisions	1.3906	1.3906	270	24529	\$ 34,110.00
L0943	Anaco Estates First Addition	2.5504	2.5504	6	705	\$ 1,798.00
L0944	Santa Barbara Subdivision	3.6433	2.8052	194	970	\$ 2,721.00
L0946	Grand Manor Villas	3.7785	2.7961	114	912	\$ 2,550.00
L0947	South Pointe Cove	1.4153	1.0335	67	537	\$ 554.00
L0948	Homestar Landings	2.5320	2.5320	40	2254	\$ 5,707.00
L0950	Victoria Bay Estates	2.6474	2.6474	17	1316	\$ 3,483.00
L0956	Ethereal Subdivision	3.0799	2.1253	17	1452	\$ 3,085.00
L0957	Kendallwood Industrial Park Replat	1.4726	0.9424	135	3665	\$ 3,453.00
L0958	Cosmopolitan Roadway	1.1465	1.1465	7	6609	\$ 7,577.00
L0959	Pine Manor	3.0523	2.4419	42	1722	\$ 4,204.00
L0962	Spicewood Subdivision	1.9860	1.9860	477	20738	\$ 41,185.00
L0963	Mustang Ranch	2.3712	2.3712	29	3928	\$ 9,314.00
L0966	Leti Subdivision	4.2894	0.1712	17	1168	\$ 199.00
L0967	CMGD Subdivision	3.8696	3.8696	6	414	\$ 1,602.00
L0968	Belen Estates	4.1261	2.5996	14	999	\$ 2,597.00
L0969	Chediak Subdivision	2.5979	1.6621	7	663	\$ 1,101.00
L0970	Silver Palm Lake	1.4906	1.1030	202	12133	\$ 13,382.00
L0971	Century Gardens	1.1270	1.1270	330	21458	\$ 24,183.00
L0972	Islands at Doral	2.4612	1.5259	532	9733	\$ 14,851.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L0974	Costa Azul Homes	1.0888	1.0888	12	935	\$ 1,018.00
L0975	Oakland Estates	2.3956	1.6051	145	4404	\$ 7,068.00
L0978	Lorant Enterprises at Tamiami	1.0976	1.0976	2	1268	\$ 1,391.00
L0979	La Costa at Old Cutler Section Two	1.2182	0.9016	20	2429	\$ 2,189.00
L0980	Silver Palm Plantation	3.1764	2.4461	20	760	\$ 1,859.00
L0981	Hainlin Mills Park View	2.0728	2.0728	8	687	\$ 1,424.00
L0982	Colonnade	2.6904	2.6904	301	3349	\$ 9,010.00
L0983	JC Kern Estates	2.8193	2.1710	59	4393	\$ 9,537.00
L0987	Elise Estates	1.3102	1.3102	59	4487	\$ 5,878.00
L0988	Santa Monica Estates	0.9481	0.5784	19	1058	\$ 611.00
L0989	South Allapattah Center	3.2410	2.3662	6	1166	\$ 2,758.00
L0992	Sunset Cove	1.5952	1.5952	21	1356	\$ 2,163.00
L0993	Missy Estates First Addition	1.9846	0.6548	19	1880	\$ 1,231.00
L0994	Missy Estates Second Addition	1.8930	1.3064	21	1570	\$ 2,051.00
L0995	Helena Homes First Addition	1.4256	1.4256	12	672	\$ 958.00
L0996	Shops at Tuscany	2.1214	2.1214	1	906	\$ 1,921.00
L0998	Soto Mansions	1.5865	0.4124	40	3395	\$ 1,400.00
L1000	Villa Capri	2.4035	2.4035	3	3643	\$ 8,755.00
L1003	Christopher Gardens	1.4492	1.1014	135	7819	\$ 8,611.00
L1004	Glenwood Park Estates	0.8413	0.5047	44	3164	\$ 1,596.00
L1006	Moody Drive Estates First Addition	1.1321	0.7585	62	4082	\$ 3,096.00
L1014	South Point	2.7580	2.7580	8	533	\$ 1,470.00
L1015	Hilda's Estates Subdivision	1.8076	1.8076	39	2640	\$ 4,772.00
L1018	Silver Palm Homes	1.5100	1.5100	296	11548	\$ 17,437.00
L1019	Century Townhomes at Bird Road	3.2717	1.9958	60	1200	\$ 2,394.00
L1021	Beacon Lakes Phase One	1.1567	1.1567	47	21320	\$ 24,660.00
L1023	Islands at Doral Northwest	1.6834	0.9764	818	15930	\$ 15,554.00
L1024	Old Country Road Estates	0.9330	0.9330	14	1418	\$ 1,322.00
L1025	West Doral Lakes	1.5409	1.2328	327	4656	\$ 5,739.00
L1027	Chadury Estates	3.5088	3.5088	12	1421	\$ 4,986.00
L1029	Tallahassee Gardens	1.1874	0.6887	371	28478	\$ 19,612.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L1030	Jarguti Subdivision	4.1615	3.0793	16	1022	\$ 3,147.00
L1031	Estates Mansions First Addition	1.1400	0.8208	86	12471	\$ 10,236.00
L1033	Islands at Doral First Addition	1.3136	1.3136	697	16077	\$ 21,118.00
L1034	Leti Subdivision First Addition	1.8912	1.3810	18	992	\$ 1,369.00
L1035	Goulds Hammock Estates	1.1860	0.8419	52	3081	\$ 2,593.00
L1036	Century Prestige	1.3931	1.3931	71	4030	\$ 5,614.00
L1037	Enchanted Place, Two & Three	1.8393	1.8393	42	3174	\$ 5,837.00
L1038	Olivia's Subdivision	1.5412	1.0169	17	1301	\$ 1,322.00
L1039	Breeze at Galloway	3.2645	3.2645	18	2121	\$ 6,924.00
L1040	Interlaken	1.5351	0.9825	180	5706	\$ 5,606.00
L1041	Courts at Tuscany	2.1474	2.1474	324	3888	\$ 8,349.00
L1042	Granada Ranch Estates	2.2270	1.6479	9	1335	\$ 2,199.00
L1047	Rivendell	2.0580	1.4407	80	5403	\$ 7,784.00
L1048	Shrader's Haven	1.5918	1.1782	22	926	\$ 1,091.00
L1050	Tallahassee Gardens First Addition	1.1832	0.3668	30	2500	\$ 916.00
L1052	Oak Lane	3.5366	2.5817	38	1040	\$ 2,684.00
L1053	Islands at Doral Townhomes	1.2840	1.0016	145	2465	\$ 2,468.00
L1054	Cutler Breeze	7.2789	7.2789	6	520	\$ 3,785.00
L1055	Chateau Royal Estates	1.1217	0.9087	80	4839	\$ 4,397.00
L1056	Cutler Bay Palms	2.5867	2.5867	104	5941	\$ 15,367.00
L1058	Pan American West Park	1.3796	1.0209	72	14529	\$ 14,832.00
L1059	Sunset Lake Townhomes	3.1129	2.0234	72	1152	\$ 2,330.00
L1060	Sable Palm Estates	1.4610	1.4610	105	5673	\$ 8,288.00
L1061	Pinewood Park Extension	0.5966	0.5966	561	49096	\$ 29,290.00
L1062	Naranja Gardens	2.0856	2.0856	221	8603	\$ 17,942.00
L1063	Vitran Homes at Morningside & Homes at Morningside	1.2465	1.2465	65	5002	\$ 6,234.00
L1064	Nilo Estates	3.4207	3.4207	20	1184	\$ 4,050.00
L1065	Matah Subdivision	0.6065	0.3583	21	935	\$ 335.00
L1066	Doral Isles North Section Three	1.2593	1.2593	42	671	\$ 844.00
L1067	Melgor Estates	2.8218	2.8218	11	1436	\$ 4,052.00
L1068	Leyva Subdivision	2.0000	2.0000	15	994	\$ 1,988.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L1069	Bonita Grand Estates South	1.7398	1.7398	92	13178	\$ 22,927.00
L1070	Eurosuites at Doral	1.6736	1.6736	2	3385	\$ 5,665.00
L1074	Whistling Pines Creek	2.0369	2.0369	18	1274	\$ 2,595.00
L1076	Zamora's Grove	0.8953	0.8953	20	1594	\$ 1,427.00
L1077	California Club Estates	1.9218	1.4802	14	1035	\$ 1,532.00
L1078	Hammock Plaza	4.0268	3.0595	1	336	\$ 1,027.00
L1079	Nava Subdivision	0.6676	0.6676	67	355	\$ 237.00
L1082	Rieumont Estates	2.5144	1.8355	50	2790	\$ 5,121.00
L1083	Jeannie Forest	1.6738	1.2386	64	3433	\$ 4,252.00
L1086	Silver Palm East and Silver Palm West	2.6842	1.8521	1691	63761	\$ 118,091.00
L1088	Landmark at Doral	0.7729	0.6183	892	24534	\$ 15,169.00
L1090	Vitran at Naranja Estates	1.9213	1.2873	84	3707	\$ 4,772.00
L1091	Black Creek Homes	1.2506	1.2506	23	2183	\$ 2,730.00
L1093	Mandarin Lakes and First Addition	1.2348	0.9508	880	30094	\$ 28,613.00
L1094	Ozambela Subdivision	2.1336	1.4714	7	367	\$ 540.00
L1098	Zamora's Grove First Addition	0.4188	0.2928	10	683	\$ 199.00
L1106	Farmland Development	1.7316	0.9525	31	421	\$ 401.00
L1107	BMS Kendall	2.4010	2.4010	3	823	\$ 1,976.00
L1108	Peterson	1.3092	1.3092	25	4444	\$ 5,818.00
L1110	Vany Subdivision	2.7820	2.7820	5	422	\$ 1,174.00
L1113	Alexandria Estates	1.6548	1.2080	45	3183	\$ 3,845.00
L1115	Cutler Country Estates	1.8683	1.2894	12	1496	\$ 1,928.00
L1121	Enclave at Black Point Marina	2.0289	2.0289	240	14436	\$ 29,289.00
L1122	Mansions at Sion	1.7794	1.2455	40	2542	\$ 3,166.00
L1126	Mingo's Garden	3.4529	2.6604	1	212	\$ 564.00
L1130	Courts at Tuscan North	2.4754	1.4855	56	896	\$ 1,331.00
L1131	Silver Palms Park	2.8752	2.8752	20	1193	\$ 3,430.00
L1132	Evergreen Garden Estates	1.6205	1.2316	110	6972	\$ 8,586.00
L1133	Zumma Subdivision	2.7745	1.9966	6	297	\$ 592.00
L1135	Isla Margarita at Doral	0.7974	0.7974	38	1140	\$ 909.00
L1136	South Point First Addition	0.8575	0.6338	8	456	\$ 289.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L1138	Beacon at Doral	3.2020	2.0494	177	1416	\$ 2,901.00
L1139	Rivendell East	2.0914	1.5059	40	2560	\$ 3,855.00
L1140	Grand Bay at Doral	0.8827	0.6709	703	22999	\$ 15,429.00
L1141	Parkview Condominiums	1.7691	1.3270	1	1425	\$ 1,890.00
L1150	Miami Gardens Park	0.7817	0.7817	3	2748	\$ 2,148.00
L1151	Lake Frances Subdivision	1.9272	1.9272	143	8406	\$ 16,200.00
L1152	Forest Lake Paradise	1.6194	1.6194	53	1219	\$ 1,974.00
L1153	Leti Subdivision Third Addition	3.7223	2.7556	7	360	\$ 992.00
L1156	Century Gardens Village	2.5506	1.8109	274	2670	\$ 4,835.00
L1157	Bailes Common First Addition	1.7394	1.7394	48	2933	\$ 5,102.00
L1160	Mirasol Subdivision	1.8419	1.4361	13	759	\$ 1,089.00
L1161	Borek	2.1758	1.5230	69	4790	\$ 7,295.00
L1167	Tedville Estates	1.5985	0.7995	8	1471	\$ 1,176.00
L1168	Bailes Common	0.6968	0.6968	31	1939	\$ 1,351.00
L1170	MC Estates	3.8115	1.4103	496	19945	\$ 28,128.00
L1176	Hemingway's Point	3.2893	3.2893	321	17922	\$ 58,950.00
L1181	VM Estates	2.8629	2.8629	4	399	\$ 1,142.00
L1183	Vessel Subdivision	2.3614	2.3614	59	3838	\$ 9,063.00
L1188	Eureka Estates	1.6617	1.2296	45	2805	\$ 3,449.00
L1197	London Square	2.8957	2.8957	5	2444	\$ 7,077.00
L1198	Coral Stone Estates	1.3182	0.9757	12	1402	\$ 1,367.00
L1201	Miller Cove Third Addition	0.8153	0.7336	14	931	\$ 682.00
L1203	Sion Estates	1.4443	1.0107	21	1398	\$ 1,412.00
L1204	Coco Palm Estates	5.6318	2.4781	743	1858	\$ 4,603.00
L1205	Coral Town Park	7.9146	7.9146	8	1312	\$ 10,383.00
L1208	Century Gardens at Tamiami	2.2817	1.8939	447	2517	\$ 4,766.00
L1209	Shops at 107	2.2309	1.5624	1	537	\$ 839.00
L1219	Dolphmac	4.0772	4.0772	1	337	\$ 1,374.00
L1222	Reserve at Doral West	2.1821	0.8943	123	615	\$ 549.00
L1225	Zunjic Estates	3.6239	3.6239	5	729	\$ 2,640.00
L1230	Sunset Square	2.2388	2.2388	3	1005	\$ 2,249.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)**

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L1232	Sunset Residential	1.3061	0.7974	58	696	\$ 554.00
L1233	Doranda Subdivision	3.2187	2.5104	158	1738	\$ 4,363.00
L1242	Victoria Gardens	2.1182	2.1182	5	203	\$ 429.00
L1243	Venetian Parc	1.2201	1.2201	606	13551	\$ 16,534.00
L1246	Sunrise Commons	1.3504	1.0391	1	665	\$ 691.00
L1257	Doral Breeze	2.1183	1.7795	542	5016	\$ 8,926.00
L1259	Town and Country Professional Center	1.0019	0.5610	39	1606	\$ 900.00
L1260	Sion Estates First Addition	0.9139	0.6765	27	1592	\$ 1,076.00
L1265	Magnolia Landing	4.5399	4.5399	2	1645	\$ 7,468.00
L1267	Mirabella	2.6480	2.6480	1	855	\$ 2,264.00
L1269	Doral Villas	8.1558	2.6098	1102	1868	\$ 4,874.00
L1270	United Storage Doral	0.9007	0.9007	1	453	\$ 408.00
L1276	Riviera Preparatory School	2.5238	2.1454	1	1554	\$ 3,333.00
L1278	Jackson South Community Hospital	1.2060	1.2060	1	2621	\$ 3,160.00
L1280	Woodside Oaks	9.9774	9.9774	2	928	\$ 9,259.00
L1281	La Joya Apartments	4.5414	4.5414	1	1136	\$ 5,159.00
L1282	Casa Matias	1.9115	1.9115	3	1285	\$ 2,456.00
L1286	C.W. 144 Subdivision	2.3555	1.6722	25	1446	\$ 2,418.00
L1290	Doral Public Works Facility	3.0239	1.7835	1	753	\$ 1,342.00
L1292	Vintage Estates	1.5884	1.5884	170	1360	\$ 2,160.00
L1293	Hampton Apartments	5.8100	4.3574	1	968	\$ 4,217.00
L1300	Hibiscus Gardens	8.6306	8.6306	1	406	\$ 3,504.00
L1315	Doral Commons Residential and Doral Commons Commercial	1.7507	1.7507	323	5566	\$ 9,744.00
L1316	Coral Reef Commons	0.7294	0.7294	15	8160	\$ 5,951.00
L1318	Keys Crossing Apartments	3.2149	3.2149	1	1154	\$ 3,709.00
L1323	Walden Townhomes	0.5349	0.1285	74	2576	\$ 331.00
L1330	Avanti 10 Subdivision	4.1826	2.9698	10	663	\$ 1,968.00
L1333	Southland II	3.1095	3.1095	19	1188	\$ 3,694.00
L1337	Deering Groves Plat	0.8371	0.7280	1	1842	\$ 1,340.00
L1339	Borluv Subdivision	1.0300	0.5769	9	1534	\$ 884.00
L1347	Bailes Common Second Addition	1.8457	1.2734	22	1412	\$ 1,798.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on front footage)

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

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
L1349	Palmera at Century Breeze	0.8234	0.4695	20	1444	\$ 677.00
L1355	Meadows Subdivision	1.4854	1.0844	82	6219	\$ 6,743.00
L1359	Bonita Grand Estates South II	0.9104	0.9104	34	6884	\$ 6,267.00
L1367	Beacon Lakes Expansion North	2.0584	2.0584	7	6218	\$ 12,799.00
L1369	Vilhen Drive Estates	2.8314	2.8314	85	11349	\$ 32,133.00
L1370	Bonita Grand Estates South III	2.1598	2.1598	12	1294	\$ 2,794.00
L1386	Coco Palm Villas	4.4353	4.4353	283	509	\$ 2,259.00
L1406	Silver Palms Midtown	8.2041	4.2661	43	2980	\$ 12,712.00

Proposed Fiscal Year 2024-25 Special Taxing District Rates
(Assessments based on square footage)

EXHIBIT A (Multipurpose Maintenance Districts with Decreasing/Flat Rates)

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Square Footage	Value
M099	Kendale Lakes	0.0106	0.0106	9,846	43,942,782	\$ 465,793.00
M188	Royal Harbour Yacht Club	0.0339	0.0189	141	530,270	\$ 10,022.00
M199	Dolphin Land	0.0373	0.0373	21	17,094,541	\$ 637,626.00
M204	Free Zone	0.0051	0.0051	34	879,090	\$ 4,483.00
M205	Westwind Lakes	0.0322	0.0322	1,382	9,317,765	\$ 300,032.00
M206	Mediterranean	0.0156	0.0111	112	900,125	\$ 9,991.00
M208	Limewood Grove	0.0237	0.0237	239	2,131,742	\$ 50,522.00
M212	East Oakmont	0.0423	0.0423	18	236,516	\$ 10,005.00
M215	Forest View	0.0051	0.0051	216	1,179,123	\$ 6,014.00
M218	Allison Estates	0.0515	0.0245	16	285,213	\$ 6,988.00
M223	Forest Lakes	0.0196	0.0196	1,180	8,143,516	\$ 159,613.00
M229	West Kendall Best	0.0117	0.0117	892	7,701,472	\$ 90,107.00
M232	Shoma Home Estates	0.0991	0.0991	231	1,159,890	\$ 114,945.00
M234	Aristotle Subdivision	0.0117	0.0089	653	3,161,448	\$ 28,137.00
M235	Old Cutler Homes	0.1310	0.0873	25	137,496	\$ 12,003.00
M240	Corsica	0.0169	0.0113	115	1,061,953	\$ 12,000.00
M241	Doral Park	0.0098	0.0098	2,481	20,448,358	\$ 200,394.00
M244	Garden Hills Subdivision	0.0320	0.0320	295	2,343,006	\$ 74,976.00
M245	Doral Isles	0.0085	0.0085	2,930	17,704,444	\$ 150,488.00
M246	Wonderly Estates	0.0406	0.0406	213	1,354,371	\$ 54,987.00
M247	Park Lakes	0.0329	0.0329	142	870,224	\$ 28,630.00
M249	Corsica Place	0.0710	0.0710	129	943,487	\$ 66,988.00
M251	Garden Hills West	0.0266	0.0266	382	2,559,726	\$ 68,089.00
M253	Royal Landing Multipurpose	0.0136	0.0136	137	1,098,701	\$ 14,942.00
M254	San Denis San Pedro Estates	0.0480	0.0480	88	521,329	\$ 25,024.00
M257	Ponce Estates	0.0544	0.0488	118	716,566	\$ 34,968.00
M259	Venetian Lake	0.0218	0.0218	60	362,882	\$ 7,911.00
M260	Marpi Homes	0.0736	0.0617	70	421,416	\$ 26,001.00
M263	Park Lakes by the Meadows Phase 3	0.0075	0.0045	42	333,056	\$ 1,499.00
M266	Casa Lago	0.0169	0.0169	60	512,486	\$ 8,661.00
M270	Highland Lake	162.6794	162.6794	105	105	\$ 17,000.00
M273	Ponce Estates Section Two	0.0368	0.0368	122	715,537	\$ 26,332.00
M274	Alco Estates and Additions 1-5	0.0332	0.0332	100	679,629	\$ 22,564.00
M275	Moody Drive	0.0367	0.0367	114	587,746	\$ 21,570.00
M277	Park Lakes by the Meadows Phases 4-5	0.0531	0.0531	24	150,031	\$ 7,967.00
M279	Mangus Subdivision	0.0267	0.0267	235	1,500,171	\$ 40,055.00
M287	Park Lakes by the Meadows Phase Six	0.0295	0.0295	46	358,910	\$ 10,588.00

Proposed Fiscal Year 2024-25 Special Taxing District Rates
(Assessments based on square footage)

EXHIBIT A (Multipurpose Maintenance Districts with Decreasing/Flat Rates)

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Square Footage	Value
M292	Valencia Grove Estates	0.0195	0.0195	49	787,271	\$ 15,352.00
M295	Miller Cove First Addition	0.0258	0.0258	59	385,167	\$ 9,937.00
M297	Kendallland	0.0716	0.0716	408	2,372,717	\$ 169,887.00
M299	Capri Homes	0.0445	0.0445	24	123,544	\$ 5,498.00
M300	Sella Subdivision	0.0602	0.0602	76	465,580	\$ 28,028.00
M302	Miller Cove	0.1366	0.1155	85	476,015	\$ 54,980.00
M304	Emerald Lakes Estates	0.0257	0.0193	173	568,726	\$ 10,976.00
M307	Candlewood	371.4286	228.5714	35	35	\$ 8,000.00
M309	Milon Venture	0.0144	0.0144	514	3,000,517	\$ 43,207.00
M310	Renaissance Estates	0.0645	0.0645	68	434,322	\$ 28,014.00
M311	Lauren's Pond	0.0535	0.0535	52	323,560	\$ 17,310.00
M312	Grand Lakes	0.0728	0.0728	786	4,374,731	\$ 318,480.00
M314	Laroc Estates	0.0255	0.0255	130	783,060	\$ 19,968.00
M317	Precious Executive Homes	0.0458	0.0244	22	327,769	\$ 7,998.00
M318	Woodlands	0.0174	0.0145	139	688,413	\$ 9,982.00
M321	Helena Homes	0.0166	0.0166	73	414,178	\$ 6,875.00
M322	DVH Estates	0.0120	0.0096	99	1,662,859	\$ 15,963.00
M323	Oaks South Estates	0.0208	0.0171	89	1,345,323	\$ 23,005.00
M329	Coral West Homes	0.1287	0.1287	6	50,516	\$ 6,501.00
M333	Genstar	0.0691	0.0691	1	217,621	\$ 15,038.00
M334	Casa Lago First Addition	0.0274	0.0274	27	237,902	\$ 6,519.00
M339	Florenca Estates	0.0319	0.0319	34	229,881	\$ 7,333.00
M340	Biscayne Drive Estates	0.0187	0.0187	113	974,407	\$ 18,221.00
M343	Eden Lake	0.0512	0.0512	47	419,938	\$ 21,501.00
M345	Countryside and First Addition	0.0935	0.0935	170	1,389,057	\$ 129,877.00
M346	Kingdom Dreams	0.0452	0.0452	237	1,281,794	\$ 57,937.00
M348	Century Estates and First Addition	0.0845	0.0845	194	1,124,116	\$ 94,988.00
M350	Fava Estates	0.0384	0.0384	9	119,455	\$ 4,587.00
M353	Precious Forest Homes	0.0296	0.0296	49	470,454	\$ 13,925.00
M355	Balani	0.0315	0.0225	71	444,692	\$ 10,006.00
M358	Miller Lake	0.0478	0.0478	44	236,100	\$ 11,286.00
M359	CVS-167	0.0467	0.0467	3	160,430	\$ 7,492.00
M361	Bonita Golf View	0.0467	0.0467	121	513,783	\$ 23,994.00
M362	Keystone	0.0277	0.0277	116	643,122	\$ 17,814.00
M365	Cedar West Homes 2	0.1160	0.0746	32	120,722	\$ 9,006.00
M381	Pete's Place	0.0118	0.0079	179	1,266,758	\$ 10,007.00
M382	Santa Barbara	0.0200	0.0200	194	1,099,450	\$ 21,989.00

**Proposed Fiscal Year 2024-25 Special Taxing District Rates
(Assessments based on square footage)**

EXHIBIT A (Multipurpose Maintenance Districts with Decreasing/Flat Rates)

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Square Footage	Value
M385	Homestar Landings	0.0734	0.0550	40	218,006	\$ 11,990.00
M386	Kings Estates	0.0642	0.0642	15	104,371	\$ 6,701.00
M387	Cosmopolitan Roadway	0.0060	0.0044	7	3,201,767	\$ 14,088.00
M399	Cedar West Homes 3	0.0410	0.0273	74	366,240	\$ 9,998.00
M406	Oakland Estates	0.0224	0.0224	145	644,665	\$ 14,440.00
M408	South Kendall Estates	0.0140	0.0140	36	1,374,400	\$ 19,242.00
M409	Camino Real Estates and First Addition	0.0275	0.0275	61	382,755	\$ 10,526.00
M411	Colonnade	0.2155	0.2155	301	324,799	\$ 69,994.00
M412	JC Kern Estates	0.0604	0.0604	59	397,387	\$ 24,002.00
M414	Sunset Cove	0.0722	0.0401	21	124,618	\$ 4,997.00
M415	Missy 1st Add.	0.1346	0.1133	19	141,252	\$ 16,004.00
M416	Superior Subdivision	0.1771	0.1771	4	44,141	\$ 7,817.00
M418	Renaissance Ranches	0.0090	0.0059	143	2,218,819	\$ 13,091.00
M419	Moody Drive Estates 1st Addition	0.0474	0.0474	62	335,852	\$ 15,919.00
M421	Christopher Gardens	0.0486	0.0421	135	855,667	\$ 36,024.00
M439	Olivia Subdivision	0.0650	0.0650	17	115,484	\$ 7,506.00
M452	Deer Creek Estates First Addition	0.0915	0.0915	25	135,400	\$ 12,389.00
M453	Hilda's Estates Subdivision	0.0165	0.0165	39	242,873	\$ 4,007.00
M455	Chateau Royal	0.0991	0.0837	80	478,103	\$ 40,017.00
M456	Cutler Bay Palms	0.0565	0.0565	104	548,246	\$ 30,976.00
M459	Sable Palms Estates	0.1139	0.1139	105	573,856	\$ 65,362.00
M460	Naranja Gardens	0.0329	0.0329	221	790,311	\$ 26,001.00
M468	Goulds Hammock Estates	0.0258	0.0182	52	274,595	\$ 4,998.00
M473	Bonita Grand Estates S	0.0115	0.0115	92	1,757,534	\$ 20,212.00
M476	Zamora's Grove	0.0501	0.0377	20	159,278	\$ 6,005.00
M478	Rieumont Estates	0.0578	0.0578	50	252,445	\$ 14,591.00
M486	Alexandria Estates	0.0405	0.0256	45	312,935	\$ 8,011.00
M500	Evergreen	0.0289	0.0289	110	628,904	\$ 18,175.00
M509	Joanna Estates	0.0583	0.0583	26	139,101	\$ 8,110.00
M733	Lake Frances 1st Addition	0.0444	0.0444	23	394,570	\$ 17,519.00
M797	Cypress Lake	0.0257	0.0151	59	330,837	\$ 4,996.00
M518	Bailes Common 1st	0.0193	0.0096	48	259,447	\$ 2,491.00
M527	Bailes Common	0.0350	0.0146	31	171,311	\$ 2,501.00
M781	Bailes Common 2nd	0.0443	0.0222	22	112,787	\$ 2,504.00

**Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessments based on lot/parcel)**

EXHIBIT A (Security Guard Districts with Decreasing/Flat Rates)

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/Folio
G143	PALM & HIBISCUS IS.	2924.2769	2924.2769	316.0	292.7	\$ 855,936	\$2,709.00
G191	N DADE C.C./ANDOVER	499.1968	396.2390	1330.0	1495.1	\$ 592,417	\$445.00
G195	BELLE MEADE	915.8597	915.8597	353.0	356.5	\$ 326,504	\$925.00
G203	COVENTRY SECURITY	9382.3529	9382.3529	34.0	34.0	\$ 319,000	\$9,382.00
G221	ENCHANTED LAKE	3097.3267	3097.3267	201.0	200.5	\$ 621,014	\$3,090.00
G232	FOUR WAY LODGE EST SEC GD	7572.8941	7572.8941	43.0	42.5	\$ 321,848	\$7,485.00
G234	BAY HEIGHTS SEC GD	2710.0265	2710.0265	191.0	189.0	\$ 512,195	\$2,682.00
G236	BRICKELL FLAGLER PLAZA SG	9377.7273	9377.7273	33.0	33.0	\$ 309,465	\$9,378.00
G237	MORNINGSIDE SEC GD	1767.4077	1767.4077	449.0	456.5	\$ 806,822	\$1,797.00
G242	FAIRHAVEN ROV PATROL	4750.5094	3800.4151	54.0	53.0	\$ 201,422	\$3,730.00
G258	SABAL PALM ROVING PATROL	638.9009	638.9009	333.0	333.0	\$ 212,754	\$639.00

Proposed Fiscal Year 2024-25 Special Taxing Districts Rates
(Assessment based on lot/parcel)

EXHIBIT A (Capital/Road Maintenance Districts with Decreasing/Flat Rates)

District	District Description	FY24 Current Rate	FY25 Proposed Rate	Number of Folios	Number of Units	Value
R040	HIBISCUS ISLAND OVERHEAD SERVICES RELOC. IMP.	1.0000	1.0000	67	80,609	\$ 80,609
R040S	HIBISCUS ISL SVC RELOC SUPPLEMENTAL	1.0000	1.0000	52	13,520	\$ 13,520



MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: July 2, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(H)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(H)
7-2-24

ORDINANCE NO. _____

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, 2024 AND ENDING SEPTEMBER 30, 2025; 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 2024-25 fiscal year.

Section 4. All assessments shall be payable in accordance with section 18-14(7) of the Code of Miami-Dade County, Florida. As authorized by section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of the various ordinances previously approved by the Board, shall be collected, subject to the provisions of chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. Unless paid when due, such assessments shall be deemed delinquent and payment thereof may be enforced by means of the procedures provided by the provisions of chapter 197, Florida Statutes, or section 18-14(8) of the Code of Miami-Dade County, Florida.

Section 5. 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 6. 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 7. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 8. 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:

Approved by County Attorney as
to form and legal sufficiency:



Handwritten initials 'GBK' in blue ink above the initials 'RC' in black ink, which are underlined.

Prepared by:

Ryan Carlin
Jorge Martinez-Esteve