Memorandum

MIAMI-DADE COUNTY

(Public Hearing 5-7-13)

Date: April 16, 2013

Agenda Item No. 5(F)

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Champion Lakes Multipurpose Maintenance Special Taxing District

---

Recommendation

It is recommended that the Board of County Commissioners (BCC) approve a petition submitted in accordance with Article 1, Chapter 18 of the Miami-Dade County Code for creation of the Champion Lakes Multipurpose Maintenance Special Taxing District. The creation of this District is pursuant to Public Works and Waste Management Department policy, and the filing of a multipurpose maintenance petition with the Clerk of the Board encompassing the area contained within the boundary of the Aventura Isles Community Development District (CDD) is a condition of the CDD's restrictive covenants. The special taxing district multipurpose maintenance program will remain dormant until such time as the CDD or any Homeowners Association fails to provide the required maintenance services.

Scope

This proposed special taxing district boundary lies within Commissioner Barbara J. Jordan's District 1, and will provide multipurpose maintenance services, if and when necessary.

Fiscal Impact/Funding Source

Creation of this District will result in no economic impact on the County's budget. Maintenance services which cannot be equitably or conveniently provided by the property owners shall be provided by the District upon acceptance of the plat required improvements by Miami-Dade County and upon the failure of the CDD or any Homeowners Association to provide the required maintenance services. Such services will be funded by special assessments against benefited property.

The economic impact on the private sector will be a perpetual annual special assessment for the cost of maintenance services to all property owners within the District, if and when necessary.

At this time, there will be no increase or decrease in County staffing due to this District. The private sector may increase its staffing levels to provide the service requirements created by this special taxing district.

Track Record/Monitoring

The Public Works and Waste Management Department is the managing entity overseeing this item and the person responsible is Donald L. Tock, Jr., Chief, Special Taxing Districts Division.

Background

Contingent upon BCC approval of this District's creating ordinance, and in the event the CDD or any Homeowners Association fails to provide maintenance services, the Miami-Dade County Parks, Recreation and Open Spaces and Public Works and Waste Management Departments will provide the District's required maintenance services and cause implementation of special

assessments for costs of such services against benefited property, as well as contract monitoring, compliance and enforcement.

Boundary:	On the North, NE 199 Street; On the East, theo. NE 10 Avenue; On the South, Snake Creek Canal (C-9); On the West, theo. NE 2 Avenue.
Number of Parcels:	5 (Tentative plat proposes 487 buildable single-family lots, and 166 buildable townhouse lots).
Number of Owners:	1
Number of Owners With Homestead Exemption Signing Petition:	None – The petition was submitted by William Island Ventures LLC., the sole property owner and developer.
Preliminary Public Meeting:	None necessary.
Required Referendum:	The creation of the District will be subject only to BCC approval; no election will be necessary as 100 percent of the property owners signed the petition.
Preliminary Assessment Roll:	In the event the CDD or any Homeowners Association fails to provide the maintenance services below, and contingent upon BCC approval of this District's creating ordinance, a hearing to adopt the multipurpose maintenance preliminary assessment roll will be conducted. The implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.
Proposed Service and Improvements **Multipurpose Maintenance Services:**	The creation of this District is requested to maintain swales, Tracts A through J (excluding the clubhouse), and wall and entrance features along NE 199 Street (Ives Dairy Road) adjacent to public Rights-of-Way, within the District boundary should the CDD or any Homeowners Association fails to provide these services. Failure to provide maintenance within the private road area is defined in a non-exclusive easement granted to Miami-Dade County and recorded in the Public Records.

Estimated Initial Billing: Assessment billed annually as an itemized portion of the Real Property tax bill. Collections to commence in November following adoption of this District's assessment roll.

Initial Start of Service
October 1st following cessation of maintenance services by the developer and failure of the CDD or any Homeowners Association to provide services.

Method of Apportionment:
Maintenance Services: Square Footage

Estimated Annual Total Costs:	**First Year**	**Second Year**
Maintenance Services:	$295,713.83	$263,541.24

Estimated Annual Rates:	**First Year**	**Second Year**
Maintenance Services:	$0.0542	$0.0483

Estimated Annual Assessments:	**First Year**	**Second Year**
For A Typical Townhouse lot:	$352.30	$313.95
For A Typical Single-family lot:	$509.48	$454.02

The annual assessments shown above are representative of costs for typical residential property within this District.

State or Federal grants are not applicable to this special taxing district.

Each special taxing district is unique due to its geographical boundary, affected property owners, and level of services to be provided. Creation of a new special taxing district to provide these services is the best and most cost-effective method to achieve this benefit.

In compliance with the provisions of Section 18-3 (c) of the Code, I have reviewed the facts submitted by the Public Works and Waste Management Director and concur with her recommendation that this District be created pursuant to Section 18-22.1 of the Code.

Alina T. Hudak
Deputy Mayor

REPORT AND RECOMMENDATIONS ON THE CREATION OF CHAMPION LAKES MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT MIAMI-DADE COUNTY, FLORIDA

Pursuant to Chapter 18 of the Code, and as a result of a detailed investigation of a duly petitioned for special taxing district, the following facts are submitted by the Public Works and Waste Management Director concerning the creation of Champion Lakes Multipurpose Maintenance Special Taxing District.

1. **BOUNDARY OF THIS DISTRICT**

The proposed District is located entirely within a portion of unincorporated Miami-Dade County, and the boundary, as set forth in the petition, is as follows:

A PORTION OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACT "A", "SKY LAKE CLUBHOUSE SITE", PLAT BOOK 103, AT PAGE 51, (a.k.a. CHAMPION LAKES, TENTATIVE PLAT #T-21831); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION 6; THENCE RUN DUE "SOUTH", ALONG THE E LINE OF THE NE 1/4 OF SAID SECTION 6 FOR 1,784.78 FEET; THENCE DUE "WEST" FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE DUE "WEST" FOR 230.00 FEET; THENCE RUN S 80°54'08"W FOR 299.35 FEET TO A POINT OF CURVATURE (SAID LAST THREE COURSES BEING COINCIDENT IN PART TO THE SOUTH LINE OF TRACT "A", "CHANTILLY", PLAT BOOK 115 AT PAGE 29); THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET AND A CENTRAL ANGLE OF 51°35'52" FOR AN ARC DISTANCE OF 468.29 FEET TO A POINT OF TANGENCY; THENCE RUN N47°30'00" FOR 260.63 FEET; THENCE RUN S84°19'13"W FOR 127.48 FEET; THENCE RUN N47°30'00"W FOR 85.00 FEET; THENCE RUN N76°30'00"W FOR 157.11 FEET; THENCE RUN N13°30'00"E FOR 103.93 FEET; THENCE RUN N36°07'40"E FOR 51.97 FEET; THENCE RUN S52°07'56"E FOR 5.46 FEET; THENCE RUN N38°23'40"E FOR 96.00 FEET; THENCE RUN N06°37'10"W FOR 100.31 FEET; THENCE RUN N16°00'00"E, RADIAL TO THE NEXT DESCRIBED CURVE, FOR 13.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 31°30'00" FOR AN ARC DISTANCE OF 340.86 FEET TO A POINT OF TANGENCY; THENCE RUN S74°30'00"W FOR 200.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1,175.92 FEET AND A CENTRAL ANGLE OF 27°22'42" FOR AN ARC DISTANCE OF 561.90 FEET TO A POINT ON SAID CURVE (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH PORTIONS OF THE NORTHERLY BOUNDARY LINES OF SAID TRACT "A", "SKY LAKE CLUB HOUSE SITE"); THENCE RUN S04°17'25"W FOR 102.78 FEET; THENCE RUN S04°44'02"E FOR 106.72 FEET; THENCE RUN S42°41'52"W FOR 86.08 FEET; THENCE RUN N27°57'55"W FOR 27.80 FEET TO A POINT ON A CURVE, SAID POINT BEARS S10°01'10"W FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET AND A CENTRAL ANGLE OF 55°28'00" FOR AN ARC DISTANCE OF 1,210.09 FEET TO A POINT ON SAID CURVE; THENCE RUN N38°54'34"W FOR 798.08 FEET TO A POINT ON A CURVE, SAID POINT BEARS S01°11'19"E FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE (LAST MENTIONED SIX COURSES BEING COINCIDENT

WITH THE BOUNDARIES OF "GREENS AT THE CALIFORNIA CLUB", PLAT BOOK 127, AT PAGE 20, AND "VILLAS ON THE GREEN", PLAT BOOK 111, AT PAGE 97); THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2,914.79 FEET AND A CENTRAL ANGLE OF 03°08'19" FOR AN ARC DISTANCE OF 159.67 FEET TO A POINT OF TANGENCY; THENCE RUN N88°03'00"W FOR 855.18 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NW 1/4 OF SAID SECTION 6, (SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHTS-OF-WAY LINE OF STATE ROAD NO. 852, AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHTS-OF- WAY MAP, PLAT BOOK 88, AT PAGE 1); THENCE RUN S02°47'45"W ALONG SAID WEST LINE OF THE NW 1/4 OF SAID SECTION 6 FOR 15.00 FEET TO THE NE CORNER OF SECTION 1, TOWNSHIP 52 SOUTH, RANGE 41 EAST; THENCE RUN S03°34'41"W ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 1 FOR 256.26 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHTS-OF-WAY LINE OF SNAKE CREEK CANAL; THENCE RUN S48°06'28"E ALONG SAID NORTHEASTERLY RIGHTS-OF-WAY LINE OF SNAKE CREEK CANAL FOR 4,903.58 FEET; THENCE RUN N51°42'10"E FOR 25.37 FEET; THENCE RUN S48°06'28"E CONTINUING ALONG SAID NORTHEASTERLY RIGHTS-OF-WAY LINE OF SNAKE CREEK CANAL FOR 152.23 FEET; THENCE RUN N51°42'10"E ALONG THE NORTHWESTERLY RIGHTS-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD FOR 1,265.77 FEET; THENCE RUN N38°17'50"W FOR 130.00 FEET; THENCE RUN N51°42'10"E FOR 287.32 FEET; THENCE DUE "NORTH" FOR 49.69 FEET; THENCE RUN N51°42'10"E FOR 151.63 FEET; THENCE DUE "EAST" FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE 1/4 OF SAID SECTION 6; THENCE DUE "NORTH" ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 6 FOR 609.03 FEET; THENCE DUE "WEST" FOR 100.00 FEET; THENCE DUE "NORTH" FOR 100.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED TRACT "A", "CHANTILLY", AND THE POINT OF BEGINNNG;

LESS

COMMENCE AT THE EASTERN MOST CORNER OF SAID TRACT "A"; "CHANTILLY"; THENCE RUN N47°30'00"W FOR 170.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 26°30'00" FOR AN ARC DISTANCE OF 286.76 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID TRACT "A"); THENCE RUN S16°00'00"W, RADIAL TO THE LAST DESCRIBED CIRCULAR CURVE, FOR 13.00 FEET; THENCE RUN S6°37'10"E FOR 95.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S6°37'10" E FOR 5.02 FEET; THENCE RUN S38°23'40"W FOR 96.00 FEET; THENCE RUN N52°07'56"W FOR 5.46 FEET; THENCE RUN S36°07'40"W FOR 42.89 FEET; THENCE RUN N53°52'20"W FOR 38.25 FEET; THENCE RUN N7°30'32"W FOR 72.30 FEET; THENCE RUN N82°22'08"E FOR 130.14 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE NAMED LANDS ARE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ALL OF THE ABOVE NAMED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

The boundary is shown on the attached plan entitled Champion Lakes Multipurpose Maintenance Special Taxing District and hereinafter referred to as Exhibit A.

2. LOCATION AND DESCRIPTION OF DISTRICT

The creation of this District is requested to provide the maintenance of swales, Tracts A through J (excluding the clubhouse), and wall and entrance features along NE 199 Street. Service will commence following failure of the Aventura Isles Community Development District (CDD) or any Homeowners Association to provide these services. Miami-Dade County may activate this District by adoption of the District's preliminary assessment roll at a subsequent public hearing.

3. ESTIMATED COST FOR THIS DISTRICT

The proposed District is to be created to provide maintenance only in the event that the CDD or any Homeowners Association fails to provide the services as described in Item 2 above. Following commencement of services by the District, any increase in future maintenance functions may be recommended by a majority of the property owners for consideration by Miami-Dade County as administrator. The deletion of services is subject to maintaining a minimum level of services as determined by the Miami-Dade County Public Works and Waste Management Department.

The County may elect, due to the location and type of maintenance required, to provide landscape maintenance services utilizing an open contract for swale maintenance when significant service cost savings can be realized.

A cost estimate developed by the Public Works and Waste Management Department, based on estimates previously provided by the Parks, Recreation and Open Spaces Department for similar maintenance taxing districts, indicates the annual cost for the initial maintenance program to be $207,282.34 for the first and second years. In addition to that cost, it will be necessary for the County to recover the administrative, processing, billing, and advertising costs incurred in establishing and maintaining the District as provided by Chapter 18 of the Code, as well as provide for contingency and discount costs. This cost is estimated to be $88,431.49 the first year and $56,258.90 the second year. An annual meeting will be conducted with the owners of real property within the District as an integral part of the annual budget process. This will enable Miami-Dade County, as administrator, to secure suggestions from affected community representatives or association to improve delivery and lower costs of the services provided within the scope of the District's authorized functions as specified in Item 2 above, and to determine the following:

1. Level of service;
2. Areas to be maintained;
3. Approximate effect on cost and rate of assessment for any changes.

Miami-Dade County shall determine the minimum service level (property owners may not delete maintenance altogether).

ESTIMATED ANNUAL COSTS

	First Year	Second Year
Initial Annual Maintenance	$207,282.34	$207,282.34
Administrative, Processing, Billing and Advertising Costs	49,860.12	43,709.32
Contingency/Discount	38,571.37	12,549.58
Total Estimated Costs to District	$295,713.83	$263,541.24

The above costs are estimated and will be adjusted annually based on actual experience once services commence.

4. CONFORMITY TO THE MASTER PLAN OF MIAMIDADE COUNTY

The proposed District conforms to and in no way conflicts with the Comprehensive Development Master Plan of Miami-Dade County (see attached memorandum from the Department of Regulatory Economic Resources, a successor to the Department ofPlanning and Zoning).

5. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT

The proposed maintenance program is desirable, needed, and in my opinion, provides special benefits to property within the District exceeding the amount of special assessment to be levied upon implementation of the District.

6. ESTIMATE OF ASSESSMENT AGAINST BENEFITED PROPERTY

This District will be held dormant until such time as stated above. Shown below is an estimate of costs if service were to commence in 2013 These costs are included for report purposes only, actual costs to provide services will be determined and presented to the Board of County Commissioners (BCC) at the assessment roll hearing. The combined costs of the maintenance program, processing and administrative expenses as shown in Item 3 above is to be paid for by special assessments levied against all benefited properties and is to be apportioned to individual properties within the District on the basis of lot or parcel square footage. The cost per assessable square foot to be assessed for this service is estimated as follows:

	First Year	Second Year
Estimated Total District Costs	$295,713.83	$263,541.24
Estimated Total Assessable Property Square Footage	5,460,923	5,460,923
Estimated Costs Per Square Foot Of Assessable Property	$0.0542	$0.0483

SAMPLE ASSESSMENTS	First Year	Second Year
For A Typical Townhouse Lot	$352.30	$313.95
For A Typical Single-family Lot	$509.48	$454.02

The annual assessments shown above are representative of costs for typical residential property within this District. These costs are based on the above estimated total assessable property square footage and will be adjusted based on costs of services provided at the time ofDistrict implementation.

7. RECOMMENDATION

I recommend that Champion Lakes Multipurpose Maintenance Special Taxing District be created pursuant to Section 18-22.1 of the Code. The creation of this District will be subject to BCC approval only; no election will be necessary as 100 percent of the property owners signed the petition. I also recommend that the County Attorney cause to be prepared an ordinance authorizing the creation of the Champion Lakes Multipurpose Maintenance Special Taxing District. Pursuant to Chapter 18 of the Code, the BCC shall receive and hear, at a public hearing, remarks by interested persons on this District, and thereafter may adopt such ordinance. Following failure of the CDD or any Homeowners Association to provide these services, the BCC shall adopt the District's Preliminary Assessment Roll resolution to fund district services. Adoption of this resolution will enable the Miami-Dade County Tax Collector to collect the funds necessary to administer the district, reimburse affected County Agencies involved in the creation and establishment of

this District, as well as operate and maintain this District. The ordinance creating the District shall take effect ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the BCC. My office will also be available to answer any questions from the public or your office in regard to the financial and/or engineering facts of this project. We further recommend that the County Mayor or County Mayor's designee forward this report to the BCC after he has reviewed it and concurred with our findings.

Attachments: (1) Copy of Petition and Attachments
(2) Copy of Memo from Department of Regulatory and Economic Resources
(3) District Boundary Map (Exhibit A)

Memorandum

MIAMI-DADE COUNTY

Date: September 21, 2012

To: Christopher Agrippa, Division Chief
Office of the Clerk of the Board
Attn: Keith Knowles

From: Donald L. Tock, Jr., Chief
Special Taxing Districts Division
Public Works and Waste Management Department

Subject: Champion Lakes Multipurpose Special Taxing District

In reference to the subject petition, we hereby certify that, in compliance with Section 18-22.1 of the Miami-Dade County Code, this Department has verified the attached name against the records of the Office of the Property Appraiser, and has concluded that said petition relates to real property in a new subdivision and the signator is an owner and/or individual signing in his official capacity as representative of the owner of the property in question. We are therefore submitting the following information:

1.	Total number of parcels of land within district boundaries	5
2.	Total number of owners of property within district boundaries	1
3.	Total number of resident owners within district boundaries (this is a new subdivision area)	0
4.	Total number of signatures on the petition	1
5.	Total number of owners or representatives signing the petition in an official capacity	1
6.	Percentage of owners or representatives signing the petition in their official capacity	100%

Pursuant to Section 18-22.1 of the Code, this is a valid petition.

By copy of this memorandum, I am forwarding this petition for review by the County Attorney for legal sufficiency.

Attachment

cc: Jorge Martinez-Esteve

MIAMI-DADE COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Don Tock
Chief, Special Taxing Districts

FROM: Jorge Martinez-Esteve
Assistant County Attorney

DATE: Nov. 26, 2012

SUBJECT: Champion Lakes Multipurpose
Special Taxing District

Please be advised that I have reviewed the above referenced petition and find it to be legally sufficient for the purposes stated within the Petition, provided that:

1. the lake to be maintained by the taxing district is accessible to the public; and,
2. the wall and entrance features to be maintained are adjacent to or accessible from the public right of way; and,
3. the land included in Exhibit A of the Petition is accessible to or usable by the public.

JME/lr

Document Preparation Date

Departmental Acceptance Date (Government Use Only)

PETITION FOR MULTIPURPOSE SPECIAL TAXING DISTRICT

To the Board of County Commissioners of Miami-Dade County, Florida:

We, the undersigned property owners, do hereby petition Miami-Dade County, Florida, for the creation of the Special Taxing District(s) required by the respective plat(s) pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, for any or all of the following: installation, operation and maintenance of sodium vapor street lights of an intensity of 9,500 up to 50,000 lumens, mounted on concrete, fiber glass or existing poles; landscape, lake, entrance features and wall maintenance services (requested landscape, lake, entrance features and wall maintenance services shall be more fully described on the attached Exhibit B). The petitioned for district lies within that portion of the unincorporated area of Miami-Dade County more fully described on the attached Exhibit A.

Tentative Plat(s) Name(s) Champion Lakes T-21831

It is understood and agreed that the boundaries of this district and the type and level of services to be provided by this district will be reviewed by the appropriate County authorities. It is also understood that the street lights and other improvements to be provided shall be in accordance with minimum standards and requirements set forth by the Miami-Dade County Public Works and Waste Management Department.

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
Williams Island Ventures, LLC, a Delaware limited liability company	1951 NW 19th Street, Suite 200, Boca Raton Florida, 33431	SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN	30-2206-000-0010
BY: Williams Island Member, LLC, a Delaware limited liability company, its sole member			30-2206-043-0010
			30-2206-043-0020
			30-2206-043-0030
Sign:			30-2206-043-0050
Arthur J. Falcone, Managing Member			

PLACE NOTARY STATEMENT AND STAMP HERE:

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared, Arthur J. Falcone, Managing Member of Williams Island Member, LLC, a Delaware limited liability company, the sole member of Williams Island Ventures, LLC, a Delaware limited liability, who is personally known to me or produced identification in the form of _____, and who executed the forgoing petition and acknowledged before me that they executed the same for the purpose herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 10th day of November 2011.

EILEEN CANAVAN
MY COMMISSION # DD 921493
EXPIRES: September 7, 2013
Bonded Thru Notary Public Underwriters

Eileen Canavan
Notary Public, State of Florida
My Commission expires Sept. 7 2013

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT A TO THE PETITION FOR THE PLAT KNOWN AS CHAMPION LAKES DATED November 11, 2011 FOR THE CREATION OF SPECIAL TAXING DISTRICT.

LEGAL DESCRIPTION:

A PORTION OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF TRACT "A", "SKY LAKE CLUB HOUSE SITE", ACCORDING TO THE PLAT THEREOF, A S RECORDED IN PL AT BOOK 103, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL OF THE ABOVE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE RUN DUE "SOUTH", ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, FOR 1784.78 FEET; THENCE DUE "WEST" FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE DUE "WEST", FOR 230.00 FEET; THENCE RUN SOUTH 80 DEGREES 54 MINUTES 08 SECONDS WEST, FOR 299.35 FEET, TO A POINT OF CURVATURE (SAID LAST THREE COURSES BEING COINCIDENT IN PART TO THE SOUTH LINE OF TRACT "A", "CHANTILLY", AS RECORDED IN PLAT BOOK 115 AT PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET AND A CENTRAL ANGLE OF 51 DEGREES 35 MINUTES 52 SECONDS, FOR AN ARC DISTANCE OF 468.29 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 260.63 FEET; THENCE RUN SOUTH 84 DEGREES 19 MINUTES 13 SECONDS WEST, FOR 127.48 FEET; THENCE RUN NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST FOR 85.00 FEET; THENCE RUN NORTH 76 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 157.11 FEET; THENCE RUN NORTH 13 DEGREES 30 MINUTES 00 SECONDS EAST, FOR 103.93 FEET; THENCE RUN NORTH 36 DEGREES 07 MINUTES 40 SECONDS EAST, FOR 51.97 FEET; THENCE RUN SOUTH 52 DEGREES 07 MINUTES 56 SECONDS EAST, FOR 5.46 FEET; THENCE RUN NORTH 38 DEGREES 23 MINUTES 40 SECONDS EAST, FOR 96.00 FEET; THENCE NORTH 06 DEGREES 37 MINUTES 10 SECONDS WEST, FOR 100.31 FEET; THENCE RUN NORTH 16 DEGREES 00 MINUTES 00 SECONDS EAST, RADIAL TO THE NEXT DESCRIBED CURVE, FOR 13.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 30 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 340.86 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 74 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 200.00 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HA VING A RADIUS OF 1175.9 2 FEET AND A CENTRAL ANGLE OF 27 DEGREES 22 MINUTES 42 SECONDS, FOR AN ARC DISTANCE OF 561.90 FEET, TO A POINT ON SAID CURVE (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH PORTIONS OF THE NORTHERLY BOUNDARY LINES OF SAID TRACT "A", "SKY LAKE CLUB HOUSE SITE"); THENCE RUN SOUTH 04 DEGREES 17 MINUTES 25 SECONDS WEST, FOR 102.78 FEET; THENCE RUN SOUTH 04 DEGREES 44 MINUTES 02 SECONDS EAST, FOR 106.72 FEET; THENCE RUN SOUTH 42 DEGREES 41 MINUTES 52 SECONDS WEST, FOR 86.08 FEET; THENCE RUN NORTH 27 DEGREES 57 MINUTES 55 SECONDS WEST, FOR 27.80 FEET, TO A POINT ON A CUR VE, SAID POINT BEARS SOUTH 10 DEGREES 01 MINUTES 10 SECONDS WEST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 28 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 1210.09 FEET, TO A POINT ON SAID CURVE; THENCE RUN NORTH 38 DEGREES 54 MINUTES 34 SECONDS WEST, FOR 798.08 FEET, TO A POINT ON A CURVE, SAID POINT BEARS SOUTH 01 DEGREES 11 MINUTES 19 SECONDS EAST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE (LAST MENTIONED SIX COURSES BEING COINCIDENT WITH THE BOUNDARIES OF "GREENS AT THE CALIFORNIA CLUB", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, AT PAGE 20 AND "VILLAS ON THE GREEN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, AT PAGE 97, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2914.79 FEET AND A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 19 SECONDS, FOR AN ARC DISTANCE OF 159.67 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 88 DEGREES 03 MINUTES 00 SECONDS WEST, FOR 855.18 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, SAID LAST DES CRIBED TWO C OURSES BEING C OINCIDENT WI TH THE SOUTHE RLY RIGHT-OF-WAY LINE OF STATE ROAD No. 852, AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF- WAY MAP, AS RECORDED IN PLAT BOOK 88, AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 02 DEGREES 47 MINUTES 45 SECONDS WEST, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6, FOR 15.00 FEET, TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 52 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 03 DEGREES 34 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, FOR 256.26 FEET, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SNAKE CREEK CANAL; THENCE RUN SOUTH 48 DEGREES 06 MINUTES 28 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SNAKE CREEK CANAL, FOR 4903.58 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST, FOR 25.37 FEET; THENCE RUN SOUTH 48 DEGREES 06 MINUTES 28 SECONDS EAST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SNAKE CREEK CANAL, FOR 152.23 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD, FOR 1265.77 FEET; THENCE RUN NORTH 38 DEGREES 17 MINUTES 50 SECONDS WEST FOR 130.00 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST FOR 287.32 FEET; THENCE "NORTH" FOR 49.69 FEET; THENCE NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST FOR 151.63 FEET; THENCE "EAST" FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE "NORTH" ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 FOR 609.03 FEET; THENCE "WEST" FOR 100.00 FEET; THENCE "NORTH" FOR 100.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED TRACT "A", "CHANTILLY", AND THE POINT OF BEGINNNG.

LESS:

A PORTION OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF TRACT "A", "SKY LAKE CLUB HOUSE SITE", ACCORDING TO THE PLAT THEREOF, A S RECORDED IN PL AT BOOK 103, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL OF THE ABOVE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

COMMENCE AT THE EASTERN MOST CORNER OF SAID TRACT "A"; THENCE NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 170.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 26 DEGREES 30 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 286.76 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID TRACT "A"); THENCE SOUTH 16 DEGREES 00 MINUTES 00 SECONDS WEST, RADIAL TO THE LAST DESCRIBED CIRCULAR CURVE, FOR 13.00 FEET; THENCE SOUTH 6 DEGREES 37 MINUTES 10 SECONDS EAST FOR 95.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 6 DEGREES 37 MINUTES 10 SECONDS EAST FOR 5.02 FEET; THENCE SOUTH 38 DEGREES 23 MINUTES 40 SECONDS WEST FOR 96.00 FEET; THENCE NORTH 52 DEGREES 07 MINUTES 56 SECONDS WEST FOR 5.46 FEET; THENCE SOUTH 36 DEGREES 07 MINUTES 40 SECONDS WEST FOR 42.89 FEET; THENCE NORTH 53 DEGREES 52 MINUTES 20 SECONDS WEST FOR 38.25 FEET; THENCE NORTH 7 DEGREES 30 MINUTES 32 SECONDS WEST FOR 72.30 FEET; THENCE NORTH 82 DEGREES 22 MINUTES 08 SECONDS EAST FOR 130.14 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ALL OF THE ABOVE LYING AND BEING IN SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA..

MIAMI 2797846.3 79418/34784

EXHIBIT B

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN AS CHAMPION LAKES DATED NOVEMBER 11, 2011, FOR THE CREATION OF A SPECIAL TAXING DISTRICT FOR STREET LIGHTING, LANDSCAPE, WALL AND/OR LAKE MAINTENANCE.

AREAS TO BE MAINTAINED:

MONUMENT WALL SIGN AND ENTRANCE FEATURES ALONG N.E. 199TH STREET (IVES DAIRY ROAD) ADJACENT TO PUBLIC RIGHT-OF-WAY

MAINTENANCE SCHEDULE:

A.) LAWN / GRASS
- 1.) CUT BIMONTHLY AS REQUIRED
- 2.) FERTILIZE AND WEED CONTROL AS NEEDED
- 3.) TREAT FOR PESTS/DISEASES AS NEEDED
- 4.) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE FOR SAME.

B.) TREES/SHRUBS
- 1.) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED
- 2.) REPLACE AS REQUIRED

C.) WALL MAINTENANCE
- 1.) MAINTENANCE AND REPAIR OF THE EXTERIOR OF A MONUMENT WALL SIGN LOCATED AT THE ENTRANCE TO THE DEVELOPMENT AT N.E. 199TH STREET (IVES DAIRY ROAD) ADJACENT TO PUBLIC RIGHT-OF-WAY AND THE REMOVAL OF GRAFFITI AS NEEDED

D.) LAKE MAINTENANCE TO INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF DEBRIS, AQUATIC WEEDS, PLANTS AND ALGAE BY CHEMICAL AND/OR MECHANICAL MEANS AS NEEDED.

IMPROVEMENTS BY DEVELOPER FOR EACH LAKE:

A.) 12' WIDE CONCRETE WHEEL PATH OR TURF BLOCK RAMP TO EXTEND INTO THE WATER SUFFICIENT TO ALLOW A 3' LAUNCHING DEPTH AT MEDIAN LAKE WATER LEVEL FOR EACH LAKE IDENTIFIED AS TRACTS "_____" TO THE PLAT KNOWN AS CHAMPION LAKES DATED SEPTEMBER 21ST, 2011.

B.) ONE 12' WIDE REMOVABLE ROADWAY GUARDRAIL WITH LOCKING MECHANISM ABUTTING WHEEL PATH OR TURF BLOCK RAMP ABUTTING A ROADWAY LOCATED ADJACENT TO EACH LAKE IDENTIFIED AS TRACTS "_____" TO THE PLAT KNOWN AS CHAMPION LAKES DATED SEPTEMBER 21ST, 2011.

NOTE: THIS SPECIAL TAXING DISTRICT ENCOMPASES A PRIVATE DRIVE COMMUNITY, AND THE MULTIPURPOSE MAINTENANCE COMPONENT OF THE DISTRICT SHALL BE **DORMANT**. SERVICE WILL ONLY COMMENCE FOLLOWING FAILURE (AS DEFINED IN A "GRANT OF PERPETUAL NON-EXCLUSIVE EASEMENT" SUBMITTED AT THE SAME TIME AS THIS PETITION) OF ANY HOME-OWNER'S ASSOCIATION AND/OR COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE THE REQUIRED SERVICES. ASSUMPTION OF MAINTENANCE SERVICES SHALL COMMENCE FOLLOWING ADOPTION OF THIS DISTRICT'S MULTIPURPOSB MAINTENANCE ASSESSMENT ROLL BY THE BOARD OF COUNTY COMMISSIONERS AT A PUBLIC HEARING. OTHER MAINTENANCE SERVICES MAY BE PROVIDED IN THE FUTURE AS SPECIFIED IN THE DISTRICT'S ORDINANCE AND AMENDMENTS THERETO. IN THE EVENT THIS DISTRICT IS ACTIVATED, THE FOLLOWING AREAS MAY BE MAINTAINED:

COMMON AREAS INCLUDING INGRESS-EGRESS, UTILITY, LANDSCAPE & MAINTENANCE EASEMENTS: TRACTS "_____", PARKS: TRACTS "_____", LAKES AND/OR RETENTION AREAS: TRACTS "_____", AS SHOWN ON THE REFERENCE PLAT OF SUBDIVISION.

MEMORANDUM

To: Aristides Rivera, P.E., P.L.S., Director
Public Works Department

Date: January 15, 2002

From: Diane O'Quinn Williams, Director
Department of Planning and Zoning

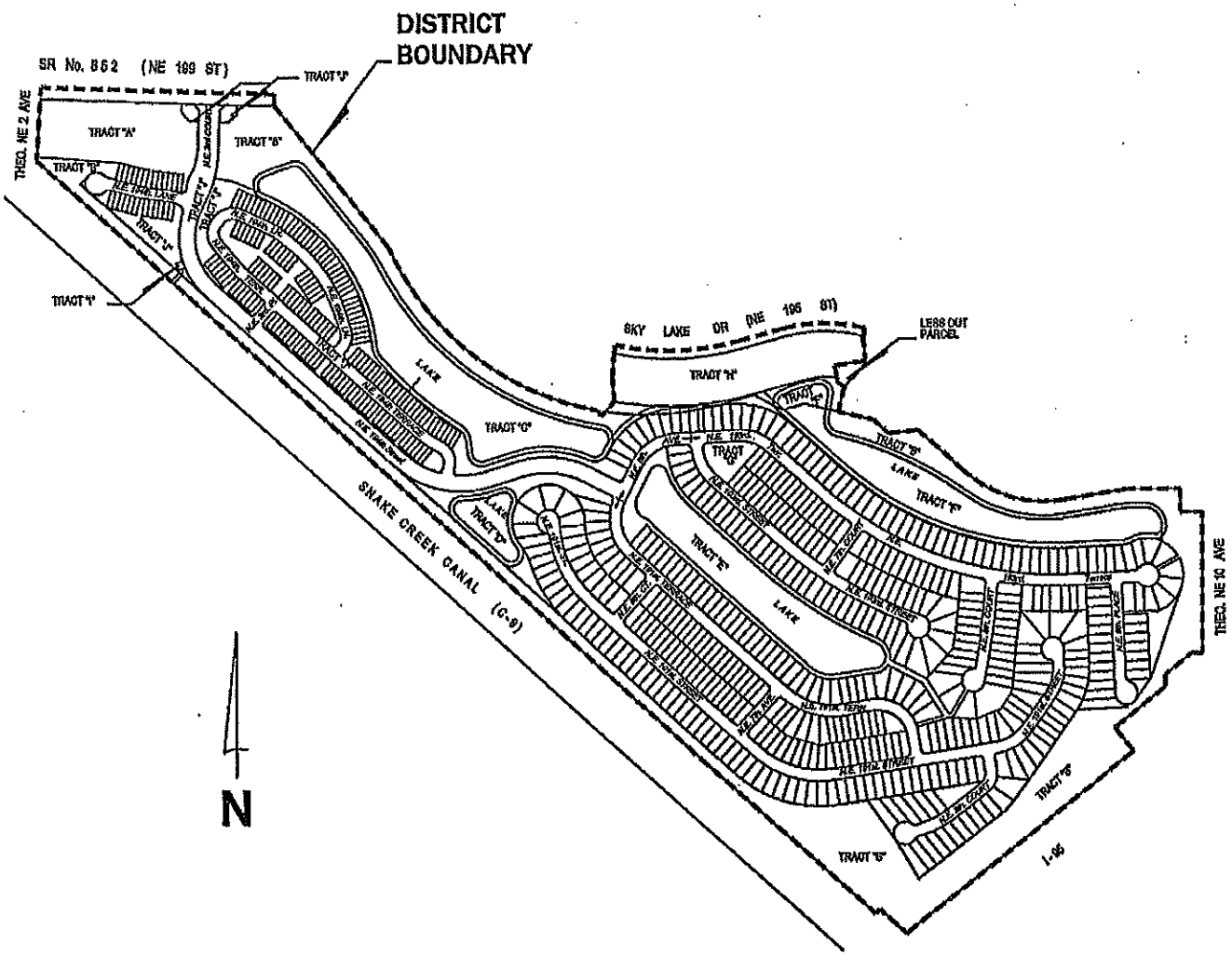
Subject: Street Lighting, Maintenance of Landscape, Walls Adjacent to Double-Frontage Lots and Lakes Special Taxing Districts

Section: As Required
District: As Required
Council: As Required

Effective September 5, 2001, all tentative plats in the unincorporated area of Miami-Dade County submitted to the Land Development Division of the Public Works Department, must be accompanied by a properly executed petition for all applicable special taxing districts including, but not limited to street lights, maintenance of landscape, walls adjacent to double frontage lots, entrance features and lakes. Final Plats will not be presented to the Board of County Commissioners for consideration until the applicable special taxing districts are created, and all fees have been paid. In that regard, to ensure expeditious processing, this Memorandum may serve as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2005-2015 Comprehensive Development Master Plan (CDMP). Policy 4A – Capital Improvement Element states: Appropriate funding mechanisms will be adopted and applied by Miami-Dade County in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms include special tax districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bond, impact fees, and special purpose authorities, or others as appropriate and feasible (Adopted Components as Amended through April 2001, page IX-10). The provision for services over and above minimum for neighborhoods and communities may be accomplished through the special taxing district as may be prescribed by the code.

The Department of Planning and Zoning (DP&Z) has no objection to a blanket approval with condition to establish future special taxing districts as limited to requests for street lighting, landscape maintenance, walls adjacent to double-frontage lots and lake maintenance districts. The previously noted special taxing districts may be established on the condition that the DP&Z review all landscape maintenance districts for compliance with plantings in public rights-of-way and lake maintenance districts for consistency with Landscape Code (Chapter 18A) Section 18A-6(L) Storm Water Retention/Detention Areas.

DO'QW: GA: TBS



CHAMPION LAKES

MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

SEE ATTACHED SHEET FOR SERVICE DESCRIPTIONS AND LOCATIONS

M-591 (COMM. 0001)
SECTION: 06 - 52 - 42

EXHIBIT "A"

ATTACHMENT TO EXHIBIT A
CHAMPION LAKES MULTIPURPOSE
MAINTENANCE SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:
WALL AND ENTRANCE FEATURES ALONG NE 199 STREET (IVES DAIRY ROAD) ADJACENT TO PUBLIC RIGHTS-OF-WAY

MAINTENANCE SCHEDULE:

A) LAWN / GRASS
   1) CUT BIMONTHLY AS REQUIRED
   2) FERTILIZE AND WEED CONTROL AS NEEDED
   3) TREAT FOR PESTS/DISEASES AS NEEDED
   4) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE FOR SAME

B) TREES/SHRUBS
   1) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED
   2) REPLACE AS REQUIRED

C) WALL MAINTENANCE
   1) MAINTENANCE AND REPAIR OF THE EXTERIOR OF A MONUMENT WALL SIGN LOCATED AT THE ENTRANCE TO THE DEVELOPMENT AT NE 199 STREET (IVES DAIRY ROAD) ADJACENT TO PUBLIC RIGHTS-OF-WAY AND THE REMOVAL OF GRAFFITI AS NEEDED

D) LAKE MAINTENANCE TO INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF DEBRIS, AQUATIC WEEDS, PLANTS AND ALGAE BY CHEMICAL AND/OR MECHANICAL MEANS AS NEEDED.

IMPROVEMENT BY DEVELOPER FOR EACH LAKE:

A) 12' WIDE CONCRETE WHEEL PATH OR TURF BLOCK RAMP TO EXTEND INTO THE WATER SUFFICIENT TO ALLOW A 3' LAUNCHING DEPTH AT MEDIAN LAKE WATER LEVEL FOR EACH LAKE IDENTIFIED AS TRACTS "C", "D", "E", AND "F" TO THE PLAT KNOWN AS CHAMPION LAKES DATED SEPTEMBER 21, 2011.

B) ONE 12' WIDE REMOVABLE ROADWAY GUARDRAIL WITH LOCKING MECHANISM ABUTTING WHEEL PATH OR TURF BLOCK RAMP ABUTTING A ROADWAY LOCATED ADJACENT TO EACH LAKE IDENTIFIED AS TRACTS "C", "D", "E", AND "F" TO THE PLAT KNOWN AS CHAMPION LAKES DATED SEPTEMBER 21, 2011.

NOTE: THIS SPECIAL TAXING DISTRICT ENCOMPASES A PRIVATE DRIVE COMMUNITY, AND THE MULTIPURPOSE MAINTENANCE COMPONENT OF THE DISTRICT SHALL BE **DORMANT**; SERVICE WILL ONLY COMMENCE FOLLOWING FAILURE (AS DEFINED IN A "GRANT OF PERPETUAL NON-EXCLUSIVE EASEMENT" SUBMITTED AT THE SAME TIME AS THIS PETITION) OF ANY HOMEOWNER'S ASSOCIATION AND/OR COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE THE REQUIRED SERVICES. ASSUMPTION OF MAINTENANCE SERVICES SHALL COMMENCE FOLLOWING ADOPTION OF THIS DISTRICT'S MULTIPURPOSE MAINTENANCE ASSESSMENT ROLL BY THE BOARD OF COUNTY COMMISSIONERS AT A PUBLIC HEARING. OTHER MAINTENANCE SERVICES MAY BE PROVIDED IN THE FUTURE AS SPECIFIED IN THE DISTRICT'S ORDINANCE AND AMENDMENTS THERETO. IN THE EVENT THIS DISTRICT IS ACTIVATED, THE FOLLOWING AREAS MAY BE MAINTAINED:

COMMON AREAS INCLUDING INGRESS-EGRESS, UTILITY, LANDSCAPE & MAINTENANCE EASEMENTS: TRACTS "G" (EXCLUDING THE CLUBHOUSE), "I", AND "J". PARKS: TRACTS "A", "B", AND "H". LAKES AND/OR RETENTION AREAS: TRACTS "C", "D", "E", AND "F". AS SHOWN ON THE REFERENCE PLAT OF SUBDIVISION.

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: May 7, 2013

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(F)

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**
_____	**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 ____, 3/5's ____, unanimous _____) 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(F)
5-7-13

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS CHAMPION LAKES MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County Home Rule Amendment to the Florida Constitution (Article VIII, Section 6) grants to the electors of Miami-Dade County power to adopt a home rule charter of government for Miami-Dade County, Florida, and provides that such charter may provide a method for establishing special taxing districts and other governmental units in Miami-Dade County from time to time; and

WHEREAS, the Home Rule Charter adopted by the electors of Miami-Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and the governing body of Miami-Dade County, shall have the power to establish special purpose districts within which may be provided essential facilities and services, including landscape improvement and maintenance programs, and that all funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only, and that the County Commission shall be the governing body of all such districts; and

WHEREAS, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County Commissioners duly enacted Chapter 18 of the Code of Miami-Dade County, Florida, providing for the creation and establishment of special taxing districts and prescribing the procedures therefor; and

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a petition for the creation of a special taxing district to be known as the

CHAMPION LAKES MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT duly signed by 100% of the owners (developer/petitioner) of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing maintenance of the landscaped area, swales, lakes and wall along NE 199 Street (Ives Dairy Road) adjacent to public Rights-of-Way located within the public domain, and any common landscaped areas within the district boundary to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

WHEREAS, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Mayor or County Mayor's designee who examined it and filed a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code of Miami-Dade County, Florida; and

WHEREAS, the County Mayor or County Mayor's designee, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners his written report and recommendations setting forth the boundaries of the proposed special taxing district, the location, nature and character of the maintenance programs to be provided within the proposed district, an estimate of the cost of maintaining and operating such improvements and/or services, his certification that the proposed district's improvements and/or services conform to the master plan of development for the County, and setting forth his recommendations concerning the need for and desirability of the requested district, the ability of the affected property to bear special assessments to fund the cost of maintaining and operating such improvements and/or services, and an estimate of the amount to be assessed against each square foot of the benefited property within the proposed district, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Mayor or County Mayor's designee attached to such report and recommendations a map or sketch showing the boundaries and location of the proposed district.

Such Report and Recommendations of the County Mayor or County Mayor's designee was filed with the Clerk and transmitted to the Chairperson; and

WHEREAS, it appearing to the Board of County Commissioners from such report of the County Mayor or County Mayor's designee and other investigations that the district petitioned for would be of special benefit to all property within the proposed boundary and that the total amount of the special assessments to be levied would not be in excess of such special benefit; the Clerk of the Board certified the place, date and hour for a public hearing on the petition of the owners (developer/petitioner) and the report and recommendations of the County Mayor or County Mayor's designee -- said hearing was held on Tuesday, . Copies of the public notice were duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof were posted in not less than five (5) public places within the proposed district, and copies thereof were mailed to all owners of taxable real property within the boundary of the proposed district as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, , held a public hearing, at which all interested persons were afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

WHEREAS, the Board of County Commissioners, upon review and consideration of the report and recommendations of the County Mayor or County Mayor's designee and the views expressed by the property owners within the proposed special taxing district, has determined to create and establish such special taxing district in accordance with the report and recommendations of the County Mayor or County Mayor's designee, and the provisions of Chapter 18 of the Miami-Dade County Code,

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

Section 1. In accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a special taxing district to be known and designated as the CHAMPION LAKES MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT is hereby created and established in the unincorporated area of Miami-Dade County, Florida.

Section 2. The area or boundary of this proposed special taxing district is as follows:

A PORTION OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACT "A", "SKY LAKE CLUBHOUSE SITE", PLAT BOOK 103, AT PAGE 51, (a.k.a. CHAMPION LAKES, TENTATIVE PLAT #T-21831); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION 6; THENCE RUN DUE "SOUTH", ALONG THE E LINE OF THE NE 1/4 OF SAID SECTION 6 FOR 1,784.78 FEET; THENCE DUE "WEST" FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE DUE "WEST" FOR 230.00 FEET; THENCE RUN S 80°54'08"W FOR 299.35 FEET TO A POINT OF CURVATURE (SAID LAST THREE COURSES BEING COINCIDENT IN PART TO THE SOUTH LINE OF TRACT "A", "CHANTILLY", PLAT BOOK 115 AT PAGE 29); THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET AND A CENTRAL ANGLE OF 51°35'52" FOR AN ARC DISTANCE OF 468.29 FEET TO A POINT OF TANGENCY; THENCE RUN N47°30'00" FOR 260.63 FEET; THENCE RUN S84°19'13"W FOR 127.48 FEET; THENCE RUN N47°30'00"W FOR 85.00 FEET; THENCE RUN N76°30'00"W FOR 157.11 FEET; THENCE RUN N13°30'00"E FOR 103.93 FEET; THENCE RUN N36°07'40"E FOR 51.97 FEET; THENCE RUN S52°07'56"E FOR 5.46 FEET; THENCE RUN N38°23'40"E FOR 96.00 FEET; THENCE RUN N06°37'10"W FOR 100.31 FEET; THENCE RUN N16°00'00"E, RADIAL TO THE NEXT DESCRIBED CURVE, FOR 13.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 31°30'00" FOR AN ARC DISTANCE OF 340.86 FEET TO A POINT OF TANGENCY; THENCE RUN S74°30'00"W FOR 200.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1,175.92 FEET AND A CENTRAL ANGLE OF 27°22'42" FOR AN ARC DISTANCE OF 561.90 FEET TO A POINT ON SAID CURVE (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH PORTIONS OF THE NORTHERLY BOUNDARY LINES OF SAID TRACT "A", "SKY LAKE CLUB HOUSE SITE"); THENCE RUN S04°17'25"W FOR 102.78 FEET; THENCE RUN S04°44'02"E FOR 106.72 FEET; THENCE RUN S42°41'52"W FOR 86.08 FEET; THENCE RUN N27°57'55"W FOR 27.80 FEET TO A POINT ON A CURVE, SAID POINT

BEARS S10°01'10"W FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET AND A CENTRAL ANGLE OF 55°28'00" FOR AN ARC DISTANCE OF 1,210.09 FEET TO A POINT ON SAID CURVE; THENCE RUN N38°54'34"W FOR 798.08 FEET TO A POINT ON A CURVE, SAID POINT BEARS S01°11'19"E FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE (LAST MENTIONED SIX COURSES BEING COINCIDENT WITH THE BOUNDARIES OF "GREENS AT THE CALIFORNIA CLUB", PLAT BOOK 127, AT PAGE 20, AND "VILLAS ON THE GREEN", PLAT BOOK 111, AT PAGE 97); THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2,914.79 FEET AND A CENTRAL ANGLE OF 03°08'19" FOR AN ARC DISTANCE OF 159.67 FEET TO A POINT OF TANGENCY; THENCE RUN N88°03'00"W FOR 855.18 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NW 1/4 OF SAID SECTION 6, (SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHTS-OF-WAY LINE OF STATE ROAD NO. 852, AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHTS-OF- WAY MAP, PLAT BOOK 88, AT PAGE 1); THENCE RUN S02°47'45"W ALONG SAID WEST LINE OF THE NW 1/4 OF SAID SECTION 6 FOR 15.00 FEET TO THE NE CORNER OF SECTION 1, TOWNSHIP 52 SOUTH, RANGE 41 EAST; THENCE RUN S03°34'41"W ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 1 FOR 256.26 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHTS-OF-WAY LINE OF SNAKE CREEK CANAL; THENCE RUN S48°06'28"E ALONG SAID NORTHEASTERLY RIGHTS-OF-WAY LINE OF SNAKE CREEK CANAL FOR 4,903.58 FEET; THENCE RUN N51°42'10"E FOR 25.37 FEET; THENCE RUN S48°06'28"E CONTINUING ALONG SAID NORTHEASTERLY RIGHTS-OF-WAY LINE OF SNAKE CREEK CANAL FOR 152.23 FEET; THENCE RUN N51°42'10"E ALONG THE NORTHWESTERLY RIGHTS-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD FOR 1,265.77 FEET; THENCE RUN N38°17'50"W FOR 130.00 FEET; THENCE RUN N51°42'10"E FOR 287.32 FEET; THENCE DUE "NORTH" FOR 49.69 FEET; THENCE RUN N51°42'10"E FOR 151.63 FEET; THENCE DUE "EAST" FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE 1/4 OF SAID SECTION 6; THENCE DUE "NORTH" ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 6 FOR 609.03 FEET; THENCE DUE "WEST" FOR 100.00 FEET; THENCE DUE "NORTH" FOR 100.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED TRACT "A", "CHANTILLY", AND THE POINT OF BEGINNNG;

LESS

COMMENCE AT THE EASTERN MOST CORNER OF SAID TRACT "A"; "CHANTILLY"; THENCE RUN N47°30'00"W FOR 170.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 26°30'00" FOR AN ARC DISTANCE OF 286.76 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH

THE NORTHERLY BOUNDARY OF SAID TRACT "A"); THENCE RUN S16°00'00"W, RADIAL TO THE LAST DESCRIBED CIRCULAR CURVE, FOR 13.00 FEET; THENCE RUN S6°37'10"E FOR 95.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S6°37'10" E FOR 5.02 FEET; THENCE RUN S38°23'40"W FOR 96.00 FEET; THENCE RUN N52°07'56"W FOR 5.46 FEET; THENCE RUN S36°07'40"W FOR 42.89 FEET; THENCE RUN N53°52'20"W FOR 38.25 FEET; THENCE RUN N7°30'32"W FOR 72.30 FEET; THENCE RUN N82°22'08"E FOR 130.14 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE NAMED LANDS ARE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ALL OF THE ABOVE NAMED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

The area and location of this proposed special taxing district are shown on the map or sketch which is made a part hereof by reference.

Section 3. The service to be provided within this proposed special taxing district will consist of the following:

> Maintain the landscaped areas, swales, lakes and wall along NE 199 Street (Ives Dairy Road) adjacent to public rights-of-way, and any common or landscaped areas within the District boundary should any Homeowners Association or Community Development District fail to provide these services. Failure is defined in non-exclusive easement granted to Miami-Dade County and recorded in the Public Records.

Section 4. The estimated cost to the property owners for the maintenance and operation of the district's improvements and/or services including engineering, administration, billing, collecting and processing for the first year is $295,713.83, and $263,541.24 for the second year. It is estimated that the cost per assessable square foot of real property within the proposed district is $0.0542 for the first year, and $0.0483 for the second year. The second and succeeding years' assessments will be adjusted from actual experience.

Section 5. It is hereby declared that said improvements and/or services will be a special benefit to all property within the proposed special taxing district and the total amount of special assessments to be levied as aforesaid will not be in excess of such special benefit.

Section 6. Miami-Dade County, as administrator of this district's maintenance program, is directed to provide service by the most effective and efficient means available on a yearly basis, as detailed in the County Mayor or County Mayor's designee's report which is made a part hereof by reference. If there is a proposed significant change to the level of services to be provided, the Parks, Recreation and Open Spaces Department shall conduct a meeting in the community, inviting all affected district property owners for the purpose of reviewing the district's budget and level of services.

Section 7. The County Mayor or County Mayor's designee is authorized and directed to cause to be made the maintenance and operation of various public improvements to be installed within the district in accordance with the provisions of this Ordinance. However, multipurpose maintenance services will be provided by the taxing district in accordance with the provisions of this ordinance only if a Homeowners Association and, if applicable, a community development district, have failed to provide these maintenance services and the County has adopted this district's multipurpose maintenance assessment roll.

Section 8. The County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 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 this Ordinance 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. In accordance with utilization of the ad valorem tax collection method, if such special assessments are unpaid, when due, the potential for loss of title to the property exists.

Section 9. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, and recorded in the appropriate book of records.

Section 10. The provisions of this Ordinance shall become effective ten (10) days after the date of its enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as to form and legal sufficiency:

Prepared by:

Jorge Martinez-Esteve