

Memorandum



Date: (Public Hearing 4-4-17)
March 7, 2017

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

Agenda Item No. 5(C)

From: Carlos A. Gimenez
Mayor

Subject: Amendment to Ordinance No. 04-44 Relating to the Sarah Nicole Estates
Multipurpose Maintenance Special Taxing District

Recommendation

In accordance with Article 1, Section 18-16 (i) of the Code of Miami-Dade County (Code), it is recommended that the Board of County Commissioners (Board) amend Ordinance No. 04-44, which created the Sarah Nicole Estates Multipurpose Maintenance Special Taxing District (Special Taxing District), to include the maintenance of the private roads within the boundaries of the Special Taxing District. The private roads maintenance program will be dormant until any association or community development district (CDD) fails to provide the required road maintenance services. All previous services within the multipurpose maintenance program will remain non-dormant in the public right-of-way.

Scope

This existing Special Taxing District lies within Commission District 9, which is represented by County Commissioner Dennis C. Moss, and provides multipurpose maintenance services in the public right-of-way. If amended at public hearing, private road maintenance will also be provided, if and when necessary.

Fiscal Impact/Funding Source

Amendment of this Special Taxing District will result in no economic impact on the Miami-Dade County (County) budget. The private road maintenance services which cannot be equitably or conveniently provided by the property owner(s) shall be provided by the Special Taxing District upon acceptance of the plat's required improvements by the County and upon the failure of any association or CDD to provide the required road maintenance services, and such services will be funded by additional special assessments against benefited properties.

The economic impact on the private sector will be increased perpetual annual special assessments for the cost of private road maintenance services to all property owner(s) within the Special Taxing District, if applicable (see pages 3 and 4 of this memorandum). At this time, there will be no increase or decrease in County staffing due to this Special Taxing District. The private sector may increase its staffing levels to provide the additional service requirements created by this Special Taxing District.

Social Equity Statement

The proposed Ordinance amends a Special Taxing District, pursuant to Article I, Section 1.01(A)(11) of the Miami-Dade County Home Rule Charter and Chapter 18 of the Code.

If amended and the dormant portion is activated, property owners within the Special Taxing District will pay increased special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District's services regardless of their demographics, and the total estimated amount of the special assessments to be levied would not be in excess of such special benefit.

Pursuant to Section 18-20.2(b) of the Code regarding notice to purchasers of new residential property, it shall be the obligation of a seller of new residential property to provide the purchaser thereof with notice either of the existence of a special taxing district created pursuant to this Chapter of the Code or of a pending petition to create such a special taxing district. The notice required by this Section shall be set forth in the contract for sale and purchase of the new residential property. To meet this requirement, a declaration of covenant is signed and submitted as a part of the developer/owner petition and recorded under the affected subdivision. This document is revealed in a title search of residential properties within the boundaries of the referenced Special Taxing District.

Track Record/Monitor

The Special Taxing District will be managed by the County's Parks, Recreation and Open Spaces Department (PROS) and overseen by the Chief of the Special Taxing Districts Division (Division), Michael R. Bauman.

Background

Contingent upon Board approval of the Special Taxing District's amending ordinance, and in the event any association or CDD fails to provide maintenance services to the private roads within the Special Taxing District, PROS and the Division will provide the required private road maintenance services and cause implementation of increased special assessments for the costs of such services against the benefited properties.

Boundaries:	On the North, SW 258 Street; On the East, SW 137 Avenue; On the South, theo. SW 259 Street; On the West, SW 138 Avenue.
Number of Parcels:	1 (Tentative plat proposes 36 buildable townhouse units).
Number of Owners:	1
Number of Owners With Homestead Exemption Signing Petition:	None – The petition was submitted by Pineapple Homestead Investments, LLC., the sole property owner and developer.
Preliminary Public Meeting:	None necessary

Required Referendum:

The amendment of the Special Taxing District will be subject only to Board approval; no election will be necessary as 100 percent of the property owners signed the petition.

Preliminary Assessment Roll:

In the event any association or CDD fails to provide the private road maintenance services shown below, a hearing to adopt a revised multipurpose maintenance assessment roll will be conducted. The implementation of the revised assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.

Proposed Service and Improvements
Multipurpose Maintenance Services:

The amendment of this Special Taxing District is requested to maintain the private road area if there is a failure to provide maintenance within the private road area as defined in a non-exclusive easement granted to the County and recorded in the Public Records. The existing portion of this Special Taxing District is to maintain the landscaped swales, medians, common areas, wetlands, any entrance features, and the exterior of any fencing or walls within the Special Taxing District's boundaries abutting public rights-of-way, including maintenance of turf, trees, shrubs, irrigation, and utility payments.

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 Special Taxing District's revised assessment roll.

Initial Start of Service:

The private road maintenance services will start on October 1st following cessation of services by the developer and failure of any association or CDD to provide services.

Method of Apportionment:
Maintenance Services:

Square Footage

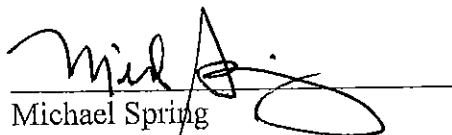
<u>Estimated Annual Total Cost:</u>	<u>First Year</u>	<u>Second Year</u>
Maintenance Services:	\$10,833.07	\$5,636.14
<u>Estimated Annual Rates:</u>	<u>First Year</u>	<u>Second Year</u>
Maintenance Services:	\$0.0620	\$0.0323
<u>Estimated Annual Assessments:</u>	<u>First Year</u>	<u>Second Year</u>
For a Typical Townhouse Unit:	\$93.19	\$48.55

The above annual costs and assessments information for the multipurpose maintenance services for the private roads are for informational purposes only and were calculated based on current costs assuming that maintenance services were to commence this year. Actual costs for multipurpose maintenance services for the private roads will be determined at the time of the multipurpose maintenance revised assessment roll hearing.

State or Federal grants are not applicable to this Special Taxing District.

Each special taxing district is unique due to its geographical boundaries, affected property owners, and level of service to be provided. Amendment of this 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 PROS and concur with their recommendation that this amendment be adopted.


Michael Spring
Senior Advisor

- Attachments: (1) Copy of Petition and Attachments
(2) Copy of Memorandum from Department of Regulatory and Economic Resources
(3) District Boundaries and Geographical Location Sketch (Exhibit A)

MIAMI-DADE COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Mike Bauman
Chief, Special Taxing Districts

FROM: Daija Page Lifshitz (DPL)
Assistant County Attorney

DATE: October 28, 2016

SUBJECT: Amendment of Sarah Nicole Estates 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:

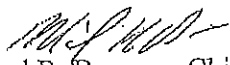
1. any wall features and landscaping areas to be maintained are adjacent to or accessible from the public right of way; and
2. the land included in Exhibit A of the Petition is accessible to or usable by the public.

Memorandum



Date: October 28, 2016

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

From: 
Michael R. Bauman, Chief
Special Taxing Districts Division
Parks, Recreation and Open Spaces Department

Subject: Amendment of Sarah Nicole Estates 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 owner and/or individual signing in their 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 | <u>1</u> |
| 2. | Total number of owners of property within district boundaries | <u>1</u> |
| 3. | Total number of resident owners within district boundaries
(this is a new subdivision area) | <u>0</u> |
| 4. | Total number of signatures on the petition | <u>1</u> |
| 5. | Total number of owners or representatives signing the petition
in an official capacity | <u>1</u> |
| 6. | Percentage of owners or representatives signing the petition
in their official capacity | <u>100%</u> |

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

c: Daija Page Lifshitz

MIAMI-DADE COUNTY PARKS, RECREATION
AND OPEN SPACES DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

Document Preparation

Date 10/11/16

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 owner(s), do hereby petition Miami-Dade County, Florida, to amend the Sarah Nicole Estates Multipurpose Maintenance Special Taxing District created according to Ordinance No. 04-44 pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, upgrading the level of services to include private roads, and for any or all of the following: landscape, 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) PINEAPPLE TRACE (T-21535) p/k/a SARAH NICOLE ESTATES

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 improvements to be provided shall be in accordance with minimum standards and requirements set forth by the Miami-Dade County Parks, Recreation and Open Spaces Department.

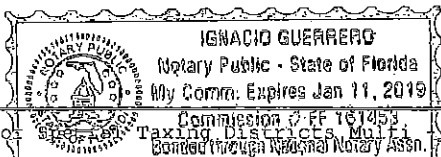
OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
PINEAPPLE HOMESTEAD INVESTMENTS, LLC.	1221 Brickell Avenue Suite 1590 Miami, Florida 33131		30-6927-000-0460
Pedro Fernandez De Los Muros			
Title: Manager		MORE FULLY	
		DESCRIBED ON	
Signature: <i>[Signature]</i>		THE ATTACHED	
		"EXHIBIT A"	

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared PEDRO FERNANDEZ DE LOS MUROS, the Manager of "PINEAPPLE HOMESTEAD INVESTMENTS, LLC.", a Florida limited liability company to me personally known or produced identification in the form of _____, and who executed the forgoing resolution and acknowledged before me that he executed the same for the purpose herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 11 day of October, 2016.

[Signature]
Notary Public, State of Florida



My Commission expires 01/11 2016

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT A TO THE PETITION DATED 10/11/16 TO AMEND THE SARAH NICOLE ESTATES MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT CREATED PURSUANT TO ORDINANCE NO. 04-44 FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

Legal Description:

The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 56 South, Range 39 East, less the East 40 feet and less the North 25 feet of the East 90 feet of said North 1/2 and less the external area formed by a 25 Foot radius curve concave to the Southwest being tangent to the West line of the East 40 feet and tangent to the South line of the North 25 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Folio No.: 30-6927-000-0460

EXHIBIT B

EXHIBIT A TO THE PETITION DATED 10/11/16 TO AMEND THE SARAH NICOLE ESTATES MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT CREATED PURSUANT TO ORDINANCE NO. 04-44 FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT FOR PINEAPPLE TRACE

AREAS TO BE MAINTAINED:

THE SWALE AREA ABUTTING THE PUBLIC RIGHT-OF-WAYS AND THE EXTERIOR FACE OF A WALL ADJACENT TO THE SWALE ON SW 137TH AVENUE.

MAINTENANCE SCHEDULE:

A. Lawn/Grass

- i. Cut bimonthly as required
- ii. Fertilize and weed control as needed
- iii. Treat for pests/diseases as needed
- iv. Irrigate with an automatic system and electrical service for the same

B. Trees/ Shrubs

- i. Trim, fertilize and treat for pests as needed

C. Wall

- i. Paint, repair and maintain as needed

Note: THIS SPECIAL TAXING DISTRICT INCLUDES A PRIVATE ROAD COMMUNITY WHICH SHALL BE DORMANT. SERVICES FOR TRACT A 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 FOR THE REST OF THE DISTRICT SHALL COMMENCE IMMEDIATELY FOLLOWING ADOPTION OF AN ASSESSMENT ROLL TO PROVIDE MULTIPURPOSE MAINTENANCE SERVICES TO THE DISTRICT 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. UPON ADOPTION OF THE ASSESSMENT ROLL THE FOLLOWING AREAS MAY BE MAINTAINED:

ALL COMMON AREAS WITHIN THE TRACT A



MEMORANDUM

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

Date: January 15, 2002

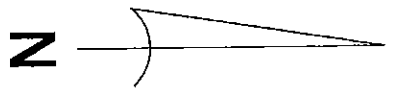
From: *Diane O'Quinn Williams*
Diane O'Quinn Williams, Director
Department of Planning and Zoning

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.



SW 138 AVENUE

SW 258 STREET

TRACT "A"

PRIVATE ROADS

THEO. SW 259 STREET

SW 137 AVENUE

DISTRICT BOUNDARIES



DENOTES AREA TO BE MAINTAINED.

SARAH NICOLE ESTATES

MULTIPURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT

EXHIBIT "A"

M-400 (COMM. 0009)
SECTION: 27-56-39

(Boundaries and Geographical Location Sketch)

**ATTACHMENT TO EXHIBIT "A"
AMENDMENT TO SARAH NICOLE ESTATES
MULTIPURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT**

Areas Currently Maintained:

The swale area abutting the public rights-of-way and the exterior face of a wall adjacent to the swale on SW 137 Avenue.

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

- C) Wall
 - 1) Paint, repair and maintain as needed

Maintenance Areas To Be Added / Proposed:

Private Road

NOTE: THIS SPECIAL TAXING DISTRICT INCLUDES A PRIVATE ROAD COMMUNITY WHICH SHALL BE **DORMANT**. SERVICES FOR TRACT "A" 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 SPECIAL TAXING DISTRICT. MAINTENANCE FOR THE REMAINDER OF THE DISTRICT ALONG PUBLIC RIGHT-OF-WAY, SHALL COMMENCE IMMEDIATELY FOLLOWING ADOPTION OF AN 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 THE DORMANT PORTION OF THE DISTRICT IS ACTIVATED, THE FOLLOWING AREAS MAY BE MAINTAINED:

ALL COMMON AREAS WITHIN TRACT "A"



MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: April 4, 2017

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(C)

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 ____, 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

Agenda Item No. 5(C)

Veto _____

4-4-17

Override _____

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 04-44 RELATING TO THE SARAH NICOLE ESTATES MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE NORTH BY SW 258 STREET, ON THE EAST BY SW 137 AVENUE, ON THE SOUTH BY THEORETICAL SW 259 STREET, AND ON THE WEST BY SW 138 AVENUE; ADDING DORMANT PRIVATE ROAD MAINTENANCE SERVICES; AND PROVIDING FOR EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, on March 16, 2004, the Board of County Commissioners (the "Board") passed Ordinance No. 04-44, creating the Sarah Nicole Estates Multipurpose Maintenance Special Taxing District ("Special Taxing District"), a copy of which is attached hereto and incorporated by reference; and

WHEREAS, after the creation of the Special Taxing District, the property owner/developer privatized the roads within the boundaries of the district; and

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida ("Code"), a petition to amend Ordinance No. 04-44 to provide for maintenance of the private roads in the event any association or community development district (CDD) fails to provide such services, duly signed by 100 percent of the owners of property within the Special Taxing District was filed with the Clerk of the Board ("Clerk"); and

WHEREAS, upon receipt of such petition the Clerk transmitted a copy thereof to the County Mayor or County Mayor's designee who examined it and filed with the Clerk a memorandum, a copy of which is incorporated in this Ordinance by reference, setting forth the background of the Special Taxing District, an estimate of the cost of the improvement(s) and/or services to be provided, the need for and desirability of the Special Taxing District, the ability of the affected properties to bear the special assessments, certifying that the improvement(s) and/or services to be provided conform to the master plan of Miami-Dade County, and recommending that the Special Taxing District be amended; and

WHEREAS, the memorandum of the County Mayor or County Mayor's designee recommends amending the improvement(s) and/or services to be provided to the Special Taxing District to provide an additional special benefit to all property within the proposed district; and

WHEREAS, it appears to this Board from such memorandum that the improvement(s) and/or services petitioned for would be of special benefit to all property within the Special Taxing District and that the total amount of the special assessments to be levied would not be in excess of such benefit; and

WHEREAS, the Clerk will certify the place, date, and hour for a public hearing on the petition of the property owners and the memorandum at which all interested persons will be afforded the opportunity to present for this Board's consideration their objections, if any, to the amendment of the improvement(s) and/or services to be provided to the Special Taxing District; and

WHEREAS, the public hearing was held during the meeting of this Board on Tuesday, _____, beginning at 9:30 a.m. in the Commission Chambers, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida,

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

Section 1. This Board incorporates the matters set forth in the foregoing recitals as part of this Ordinance.

Section 2. Ordinance No. 04-44 is amended to allow the following additional improvements and/or services to be provided in the Sarah Nicole Estates Multipurpose Maintenance Special Taxing District:

Maintenance of the private road area if there is a failure to provide maintenance within the private road area as defined in a non-exclusive easement granted to Miami-Dade County and recorded in the Public Records. Service will commence following failure of any association or community development district (CDD) to provide these services, and upon adoption of the district's multipurpose maintenance assessment roll.

Section 3 The total expected costs of the installation and operation of these additional improvements and/or services, including engineering, administrative, billing, collecting, and processing is \$10,833.17 for the first year, and \$5,636.14 for the second year. The estimated additional cost to the property owners for these additional improvements and/or services is \$0.0620 per square foot in the first year, and \$0.0323 per square foot for the second year if the district were to be activated. It is estimated that the total cost following the service upgrade per developed parcel of real property within the Special Taxing District for all improvements and/or services is \$0.1110 per square foot for the first year, and \$0.0563 per square foot for the second year, following the district's activation. The additional upgraded operation and maintenance costs will be included in the Special Taxing District's annual operating budget. The succeeding years' assessments will be adjusted based on actual costs. The entire cost of the Special Taxing District's improvement(s) and services shall be specially assessed.

Section 4. It is hereby declared that said services will be a special benefit to all properties within the 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 5. The County Mayor or County Mayor's designee is directed to cause to be prepared and filed with the Clerk one revised Preliminary Assessment Roll for the improvements and/or services, in accordance with the provisions of Sections 18-14 and 18-22.1 of the Code. As authorized by Section 197.3632, 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. 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, and/or Section 18-14(8) of the Code, including possible loss of title.

Section 6. Except to amend the improvements and/or services to be provided in the Sarah Nicole Estates Multipurpose Maintenance Special Taxing District as provided herein, and to set forth estimated changes in assessments, this Ordinance does not affect, amend or modify Ordinance No. 04-44.

Section 7. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit of Miami-Dade County, Florida, and recorded in the appropriate book of records.

Section 8. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance be excluded from the Code.

PASSED AND ADOPTED:

Approved by County Attorney as to form and legal sufficiency:

PASSED AND ADOPTED:

Approved by County Attorney as to form and legal sufficiency:

APW

Prepared by:

DPL

Daija Page Lifshitz



MEMORANDUM

Agenda Item No. 4(B)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

(Public Hearing 3-16-04)

DATE: February 3, 2004

FROM: George M. Britgess
County Manager

A handwritten signature in black ink, appearing to read "Britgess".

SUBJECT: Sarah Nicole Estates
Multipurpose Special
Taxing District

RECOMMENDATION

It is recommended that the Board approve a petition submitted in accordance with Article 1, Chapter 18 of the Code, for creation of the Sarah Nicole Estates Multipurpose Special Taxing District.

BACKGROUND

Commission District:	Nine
Boundaries:	On the North, theo. S.W. 258 th Street; On the East, S.W. 137 th Avenue; On the South, theo. S.W. 259 th Street; On the West, S.W. 138 th Avenue.
Number of Parcels:	1 (Tentative plat proposes 36 buildable town-house Lots).
Number of Owners:	1
Number of Owners With Homestead Exemption Signing Petition:	None -- The petition was submitted by Key Investments L.L.C., the sole property owner and developer.
Preliminary Public Meeting:	None necessary.
Type of Service:	The services to be provided will initially consist of the maintenance of turf and shrubs within the swales and the exterior face of a decorative masonry wall, as shown on the attached Exhibit A.
Required Referendum:	The creation of the district will be subject only to Board of County Commissioners approval; no election will be necessary as 100 percent of the owners signed the petition.

Preliminary Assessment Roll:

Submitted on the same agenda as a separate agenda item for consideration and adoption by the Board of County Commissioners and contingent upon the Board's approval of this district's creation ordinance. The implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.

Estimated Completion:

October 2005.

ECONOMIC/FISCAL/HOUSING COSTS IMPACT ANALYSIS

Creation of this district will result in no immediate economic impact on the County's budget. The creation of this district is required as maintenance could not conveniently be provided by the property owners since the parcels have limited access to the areas to be maintained by the district. Cost savings are realized from processing a district with the developer rather than trying to achieve a consensus from an established community through a special election.

The economic impact on the property owners will be a perpetual annual special assessment for the cost of the maintenance program.

At this time there will be no increase or decrease in County staffing due to this district. Increases in staffing levels, to provide the service requirements created by additional landscape maintenance special taxing districts, may be necessary in the future.

Estimated Initial Billing: November 2005. Assessment billed annually as an itemized portion of the annual tax bill.

	<u>First Year</u>	<u>Second Year</u>
Estimated Total District Cost:	\$9,250	\$4,440
Method Of Apportionment:	Square Footage	
Estimated Annual Assessments:		
Cost Per Square Foot:	\$0.049	\$0.024
Per Year For A 1,587 Sq. Ft. Townhouse Lot	\$77.76	\$38.09
Per Year For A 1,610 Sq. Ft. Townhouse Lot	\$78.89	\$38.64
Per Year For A 2,170 Sq. Ft. Townhouse Lot	\$106.33	\$52.08

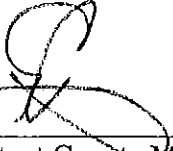
Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners
Page 3

The annual assessments shown above are representative of costs for typical townhouse lots within this district.

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

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

As required by the provisions of Section 18-3 (c) of the Code, I have reviewed the facts submitted by the Public Works Director and concur with his recommendation that this district be created pursuant to Section 18-22.1 of the Code.



Assistant County Manager

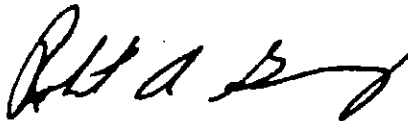


MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: March 16, 2004

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4(B)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item No. 4 (B)

3-16-04

Veto _____

Override _____

ORDINANCE NO.

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS SARAH NICOLE ESTATES MULTIPURPOSE 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 SARAH NICOLE ESTATES MULTIPURPOSE 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 exterior face of decorative masonry wall, swales including turf, trees and shrubs located within the public domain 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 Manager 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 Manager, 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 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

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assessed will be benefited in excess of the special assessments to be levied, and the County Manager 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 Manager 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 Manager and other investigations that the district petitioned for would be of special benefit to all property within the proposed boundaries 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 owner/developer/petitioner and the report and recommendations of the County Manager -- 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 boundaries 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 Manager 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 Manager, 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:

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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 SARAH NICOLE ESTATES MULTIPURPOSE SPECIAL TAXING DISTRICT is hereby created and established in the unincorporated area of Miami-Dade County, Florida.

Section 2. The area or boundaries of this proposed special taxing district are as follows:

A portion of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows:

The N 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of said Section 27.

All of the above described lying in Miami-Dade County, Florida; (a.k.a. Sarah Nicole Estates, Tentative Plat # T-21535).

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 initially consist of the following:

Maintenance of turf and shrubs within the swales and the exterior face of a decorative masonry wall.

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 \$9,250, and \$4,440 for the second year. It is estimated that the cost per assessable square foot of real property within the proposed district is \$0.049 for the first year, and \$0.024 for the second year. The 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.

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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 Manager's report which is made a part hereof by reference. The Parks and Recreation Department is also directed to conduct one meeting annually in the community, inviting all affected district property owners for the purpose of reviewing the district's budget and level of services provided.

Section 7. The County Manager 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.

Section 8. The County Manager 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.

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Section 11. This Ordinance does not contain a sunset provision.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

James K. Kracht

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**REPORT AND RECOMMENDATIONS
ON THE CREATION OF SARAH NICOLE ESTATES
MULTIPURPOSE 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 hereby submitted concerning the creation of Sarah Nicole Estates Multipurpose Special Taxing District.

1. BOUNDARIES OF THIS DISTRICT

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

A portion of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows:

The N ½ of the SE ¼ of the NE ¼ of the SE ¼ of said Section 27.

All of the above described lying in Miami-Dade County, Florida; (a.k.a. Sarah Nicole Estates, Tentative Plat # T-21535).

The boundaries are shown on the attached plan entitled Sarah Nicole Estates Multipurpose Special Taxing District and hereinafter referred to as Exhibit A.

2. LOCATION AND DESCRIPTION OF THIS DISTRICT

The creation of this district is requested to provide the services specified below regarding maintenance of turf and shrubs within the swales and the exterior face of a decorative masonry wall between theoretical S.W. 258th Street and theoretical S.W. 259th Street, as shown on the attached Exhibit A.

Service will commence at the earliest practicable time following the creation and establishment of the district and will be provided initially by the Miami-Dade County Park and Recreation Department using the most effective and efficient means available.

3. **ESTIMATED COST FOR THIS DISTRICT**

The proposed district is to be created initially to provide maintenance as described in Item 2 above. An increase in future landscape and wall 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 Department. The expense of the landscape and wall maintenance program will be continuous. However, because cost and/or level of maintenance may increase, the estimated annual expense, as indicated herein, can only be based on the initial maintenance program. The cost of the maintenance program will therefore require adjustment annually through the budget process performed by the Park and Recreation Department or the Public Works Department as administrator of the district.

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 Department, based on estimates previously provided by the Park and Recreation Department for similar maintenance taxing districts, indicates the annual cost for the initial maintenance program to be \$3,410 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 \$5,840 the first year and \$1,030 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 associations 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

	<u>First Year</u>	<u>Second Year</u>
Initial Annual Maintenance	\$3,410	\$3,410
Administrative, Processing, Billing and Advertising Costs	4,640	830
Contingency/Discount	<u>1,200</u>	<u>4,440</u>
Total Estimated Cost to District	\$9,250	\$4,440

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

4. **CONFORMITY TO THE MASTER PLAN OF MIAMI-DADE 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 Planning 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.

6. **ESTIMATE OF ASSESSMENT AGAINST BENEFITED PROPERTY**

The combined cost of the initial 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:

	<u>First Year</u>	<u>Second Year</u>
Estimated Total District Cost	\$9,250	\$4,440
Estimated Total Assessable Property Square Footage	187,992	187,992
Estimated Cost Per Square Foot of Property	\$0.049	\$0.024

SAMPLE ASSESSMENTS

Per Year For A 1,587 Sq. Ft. Townhouse Lot	\$77.76	\$38.09
Per Year For A 1,610 Sq. Ft. Townhouse Lot	\$78.89	\$38.64
Per Year For A 2,170 Sq. Ft. Townhouse Lot	\$106.33	\$52.08

The annual assessments shown above are representative of costs for typical townhouse lots within this district. These costs are based on the above estimated total assessable property square footage and will be adjusted from actual experience.

7. **RECOMMENDATION**

I recommend that this district be created pursuant to Section 18-22.1 of the Code, as 100% of the property owners have signed the petition and no referendum is required. I also recommend that the County Attorney cause to be prepared an ordinance authorizing the creation of the Sarah Nicole Estates Multipurpose Special Taxing District. Pursuant to Section 18-22.1 of the Code, the Board shall receive and hear, at a public

hearing, remarks by interested persons on this district, and thereafter may adopt such ordinance. Following adoption of the creation ordinance, it is further recommended that the Board adopt the district's Preliminary Assessment Roll Resolution. Adoption of this resolution will enable the Miami-Dade County Tax Collector to provide the funding necessary to reimburse affected County Agencies involved in the creation and establishment of this district, as well as operate and maintain this district. In the event actual costs are lower than the costs estimated, the Director of the Public Works Department or his designee shall adjust and decrease the square foot rate of assessment. In the event actual costs are higher than those estimated in the ordinance, the County Manager may, at his discretion, cause to be prepared a revised preliminary assessment roll and file the same with the Clerk of the Board for a scheduled public hearing to adopt the revised assessment roll. 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 Board. 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 Manager forward this report to the Board of County Commissioners after he has reviewed it and concurred with our findings.

- Encls:
- (1) Copy of Petition and Attachments
 - (2) Copy of Memo from Department of Planning and Zoning
 - (3) Copy of Summary of Report
 - (4) District Boundary Map (Exhibit A)

MEMORANDUM

TO: Kay M. Sullivan, Director
Office of the Clerk of the Board
Attn: Keith Knowles

DATE: July 1, 2003

FROM: Charles W. Small, Jr.
Acting Chief
Special Taxing Districts Division

SUBJECT: Sarah Nicole Estates
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 Property Appraisal Department, 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 | ___1___ |
| 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: James Kracht

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MIAMI-DADE COUNTY
PUBLIC WORKS DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

April 10/03

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, wall, entrance features and other 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) SARAH NICOLE ESTATES

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 Department.

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
KEY INVESTMENTS L.L.C.	15725 SW 18857 Mia. Fl. 33187		30-6927-000-0460
		MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"	
<i>[Signature]</i> JAMES W KERH			
<i>[Signature]</i> TITLE			

PLACE NOTARY STATEMENT AND STAMP HERE :

JAMES W. KERH, KNOWN TO ME IN MY PRESENCE IN MIAMI-DADE COUNTY, FL. ON April 10, 2003, EXECUTED THE FOREGOING INSTRUMENT VOLUNTARILY.



Lola Vasquez
MY COMMISSION # DD020299 EXPIRES
May 4, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

PAGE 2 OF 3 OF THE PETITION

EXHIBIT A

EXHIBIT A TO THE PETITION FOR THE PLAT (S)
KNOWN AS SARAH NICOLE ESTATES
DATED 4/10/03 FOR THE CREATION OF SPECIAL

TAXING DISTRICT(S)

LEGAL: THE NORTH 1/2 OF THE S. E 1/4 OF THE NE 1/4 OF THE SE 1/4
OF SECTION 27, TOWNSHIP 56 South, RANGE 39 E.
LESS RIGHT OF WAY.

LOCATION: SOUTHWEST CORNER OF THEORETICAL SW 137 AVB.
(TALLAHASSEE ROAD) AND THEORETICAL SW 258 ST.

INSERT LEGAL DESCRIPTION

EXHIBIT B

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN AS
KEY INVESTMENTS, LLC
DATED 04-10-03, FOR THE CREATION OF A SPECIAL TAXING DISTRICT
FOR STREET LIGHTING, LANDSCAPE AND LAKE MAINTENANCE.

AREA TO BE MAINTAINED:

THE SWALE AREA ON THE WEST SIDE OF SW 137 AVENUE
BETWEEN SW 258th STREET AND SW 259th STREET
THE EXTERIOR FACE OF A CBS WALL ADJACENT TO THE SWALE
DESCRIBED ABOVE

MAINTENANCE SCHEDULE:

- A.) LAWN/GRASS
 - 1.) CUT BIMONTHLY AS REQUIRED
 - 2.) FERTILIZE AND WEED CONTROL AS NEEDED
 - 3.) TREAT FOR PESTS/DISEASES AS NEEDED

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

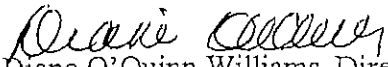
- C.) WALL MAINTENANCE
 - 1.) MAINTENANCE AND REPAIR OF EXTERIOR
OF A DECORATIVE MASONRY WALL AND
REMOVAL OF GRAFFITI AS NEEDED



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.

SUMMARY OF THE REPORT
ON THE CREATION OF SARAH NICOLE ESTATES
MULTIPURPOSE SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY, FLORIDA

A petition submitted to Miami-Dade County for the creation of a multipurpose special taxing district to be known as the Sarah Nicole Estates Multipurpose Special Taxing District was presented in accordance with the requirements of Section 18-22.1 of the Code of Miami-Dade County.

The proposed district is located entirely within a portion of unincorporated Miami-Dade County, Florida, and its boundaries are set forth as follows:

- On the North, theo. S.W. 258th Street;
- On the East, S.W. 137th Avenue;
- On the South, theo. S.W. 259th Street;
- On the West, S.W. 138th Avenue.

The boundaries are shown on the attached plan entitled Sarah Nicole Estates Multipurpose Special Taxing District and hereinafter referred to as Exhibit A.

The service to be provided under the district will initially consist of a maintenance program to maintain turf, and trees, shrubs, an irrigation system including the payment of monthly utility within the swales and the exterior face of a decorative masonry wall between theoretical S.W. 258th Street and theoretical S.W. 259th Street, as shown on the attached Exhibit A.

The maintenance will be provided by the most effective and efficient means available, on a yearly basis, as administered by the Miami-Dade County Park and Recreation Department.

Total cost of this maintenance program will be prorated on the basis of lot square footage assessed. The cost per square foot to be assessed for this service is estimated as follows:

	<u>First Year</u>	<u>Second Year</u>
Estimated Total District Cost	\$9,250	\$4,440
Estimated Total Assessable Property Square Footage	187,992	187,992
Estimated Cost Per Square Foot of Property	\$0.049	\$0.024

<u>SAMPLE ASSESSMENT</u>	<u>First Year</u>	<u>Second Year</u>
Per Year For A 1,587 Sq. Ft. Townhouse Lot	\$77.76	\$38.09
Per Year For A 1,610 Sq. Ft. Townhouse Lot	\$78.89	\$38.64
Per Year For A 2,170 Sq. Ft. Townhouse Lot	\$106.33	\$52.08

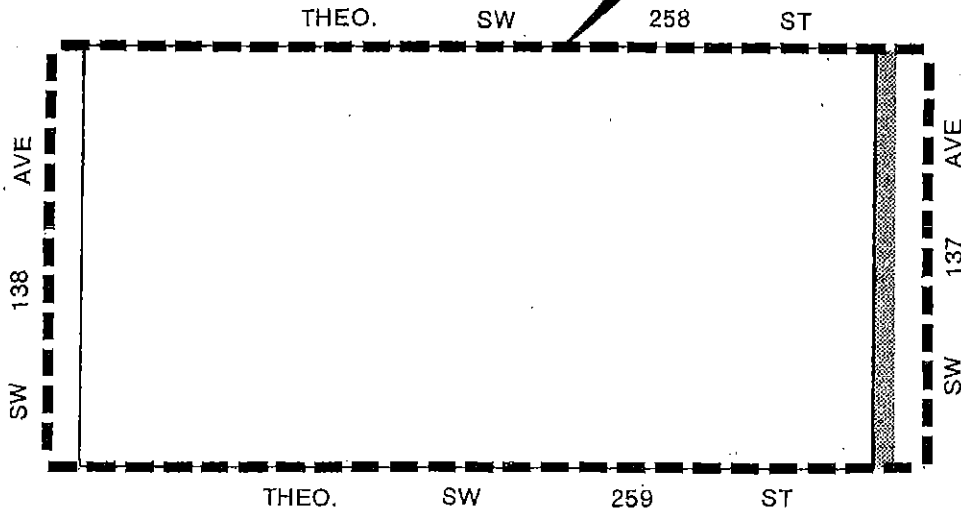
The annual assessments shown above are representative of costs for typical townhouse lots within this district. These costs are based on a preliminary estimate of 187,992 total square feet and will be adjusted from actual experience.

The proposed improvement conforms with the Comprehensive Development Master Plan of Miami-Dade County and will provide benefits to all property within the district exceeding the total amount of special assessments to be levied.

The proposed district will be created and established by the Board of County Commissioners pursuant to Section 18-22.1 of the Code of Miami-Dade County. No referendum is required, therefore, it is the responsibility of interested persons to express their views for or against this proposed district at the formal public hearing.

Enclosure: Exhibit A

DISTRICT BOUNDARIES



SARAH NICOLE ESTATES

MULTIPURPOSE
SPECIAL TAXING DISTRICT

SEE ATTACHED SHEET FOR SERVICE
LOCATIONS AND DESCRIPTIONS
(AREAS TO BE MAINTAINED SHOWN SHADED)



Sarah Nicole Estates

MAINTENANCE SCHEDULE:

- A.) LAWN/GRASS
 - 1.) CUT BIMONTHLY AS REQUIRED
 - 2.) FERTILIZE AND WEED CONTROL AS NEEDED
 - 3.) TREAT FOR PESTS/DISEASES AS NEEDED

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

- C.) WALL MAINTENANCE
 - 1.) MAINTENANCE AND REPAIR OF EXTERIOR OF A DECORATIVE MASONRY WALL AND REMOVAL OF GRAFFITI AS NEEDED