

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(D)

From: Carlos A. Gimenez
Mayor

Subject: Ordinance Creating the Majorca Isles Multipurpose Maintenance Special Taxing District

Recommendation

It is recommended that the Board of County Commissioners (Board) approve a petition submitted in accordance with Article 1, Chapter 18 of the Code of Miami-Dade County (Code) for the creation of the Majorca Isles Multipurpose Maintenance Special Taxing District (Special Taxing District). The multipurpose maintenance program will remain dormant until such time as any association or community development district (CDD) fails to provide the required maintenance services.

Scope

This proposed Special Taxing District lies within Commission District 1, which is represented by County Commissioner Barbara J. Jordan, and will provide multipurpose maintenance services, if and when necessary.

Fiscal Impact/Funding Source

Creation of this Special Taxing District will result in no economic impact on the Miami-Dade County (County) budget, and there will be no increase or decrease in County staffing. Maintenance services which cannot be equitably or conveniently provided by the property owners and/or developer shall be provided by the Special Taxing District upon acceptance of the plat's required services by the County and upon the failure of any association or CDD to provide the required maintenance services and such services will be funded by special assessments against benefited properties.

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 Special Taxing District, if and when necessary (see page 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 service requirements created by this Special Taxing District.

Social Equity Statement

The proposed ordinance creates 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 approved, property owners within the proposed Special Taxing District will pay 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. The creation of this Special Taxing District, which was requested by 100 percent of the property owners, will provide for maintenance in the event that a community development district (CDD) or association fails to provide the required services.

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 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/Monitoring

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 this Special Taxing District's creating ordinance, and in the event any association or CDD fails to provide maintenance services, PROS and the Division will provide the Special Taxing District's required maintenance services and cause implementation of special assessments for the costs of such services against the benefitted properties, as well as contract monitoring, compliance and enforcements, if and when necessary.

Boundaries:	On the North, theo. NW 209 Terrace; On the East, NW 9 Court; On the South, theo. NW 207 Terrace; On the West, Florida Turnpike Expressway / State Road No. 91.
Number of Parcels:	1 (Tentative plat proposes 51 single-family lots, and 161 townhouse units).
Number of Owners:	1
Number of Owners With Homestead Exemption Signing Petition:	None – The petition was submitted by D.R. Horton, Inc., the sole property owner and developer.

Preliminary Public Meeting:

None necessary.

Required Referendum:

The creation 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 maintenance services below, and contingent upon Board approval of this Special Taxing 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 Services and Programs
Multipurpose Maintenance Services:

The creation of this Special Taxing District is requested to maintain landscaped swales, medians, wetlands, lakes, and common areas, within the Special Taxing District's boundaries abutting public rights-of-way, including maintenance of turf, trees, shrubs, irrigation, and utility payments, should any association or CDD fail to provide these services. The Special Taxing District will also 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.

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 assessment roll.

Initial Start of Service

October 1st following cessation of maintenance services by the developer(s) and failure of any association or CDD to provide services.

Method of Apportionment:

Maintenance Services: Square Footage

Estimated Annual Total Cost:

	<u>First Year</u>	<u>Second Year</u>
Maintenance Services:	\$45,182.74	\$36,397.99

Estimated Annual Rates:

	<u>First Year</u>	<u>Second Year</u>
Maintenance Services:	\$0.0500	\$0.0403

Estimated Annual Assessment:

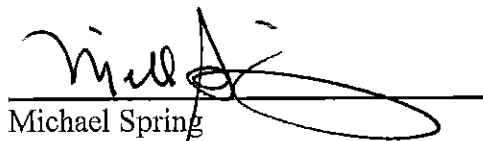
	<u>First Year</u>	<u>Second Year</u>
For a Typical Single-family Lot:	\$289.35	\$233.22
For a Typical Townhouse Unit:	\$114.00	\$91.88

The above annual costs and assessment information for multipurpose maintenance services 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 will be determined at the time of the 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 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 PROS and concur with their recommendation that this Special Taxing District be created pursuant to Section 18-22.1 of the Code.



Michael Spring
Senior Advisor

**REPORT AND RECOMMENDATIONS ON THE
CREATION OF MAJORCA ISLES
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

Pursuant to Chapter 18 of the Code of Miami-Dade County (Code), and as a result of a detailed investigation of a duly petitioned for special taxing district, the following facts are submitted by the Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) Director concerning the creation of Majorca Isles Multipurpose Maintenance Special Taxing (Special Taxing District).

1. BOUNDARIES OF THIS DISTRICT

The proposed Special Taxing District is located entirely within a portion of the municipal limits of the City of Miami Gardens, Florida. Pursuant to Chapter 18 of the Code, Miami-Dade County has received approval from the City of Miami Gardens to create this Special Taxing District per Resolutions No. 2016-105-3004, No. 2016-107-3006, and No. 2016-108-3007, copies of which are attached, and the boundaries, as set forth in the petition, are as follows:

A portion of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida; (a.k.a. Majorca Estates, Tentative Plat # T-23340; Walden Place, Tentative Plat # T-23742; and Walden Place II, Tentative Plat # T-23743) being more particularly described as follows:

Majorca Estates
Legal Description:

PARCEL 1:

A portion of the East ½ of Township 51 South Range 41 East, Fla surveyed by John W. Newman, according to the plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North ½ of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the southwest corner of Tract "C" of Lakes of Tuscany Phase One, according to the plat thereof as recorded in Plat Book 159 at Page 58 of the Public Records of Miami-Dade County, Florida; thence S02°31'06"E along the easterly Right-of-Way line of Florida's Turnpike, State Road No. 91, also known as the Sunshine State Parkway for 100.05 feet; thence N87°26'51"E along the northerly Canal Right-of-Way line per Plat Book 87 at Page 37 for 2408.07 feet; thence N02°33'03"W along the westerly canal Right-of-Way line per Official Records Book 8648 at Page 1247 for 161.64 feet; thence S86°57'25"W for 1709.96 feet; thence S87°26'51"W for 24.94 feet to a point of curvature; thence northwesterly along a 31.00-foot radius curve, leaning to the right through a central angle of 89°30'34 for an arc distance of 48.43 feet to the point of tangency; thence N03°02'35"W for 95.31 feet to a point of curvature; thence northeasterly along a 67.00-foot radius curve, leaning to the right through a central angle of 39°35'20" for an

arc distance of 46.29 feet to the point of tangency; thence N36°32'45"E for 47.03 feet to a point of curvature; thence northeasterly along a 25.00-foot radius curve, leaning to the right, along a central angle of 43°56'30" for an arc distance 19.17 feet to a point of cusp; the following three (3) courses being along the right of way line of NW 14 Place as shown on said plat of Lakes of Tuscany Phase One, (1) thence northwesterly along a 63.00-foot radius curve, leaning to the right, through a central angle 112°40'08" for an arc distance of 123.89 feet to a point of reverse curvature; (2) thence northwesterly along a 25.00-foot radius curve, leaning to the left, through a central angle of 56°36'28" for an arc distance of 24.70 feet to a point of reverse curvature; (3) thence northwesterly along a 440.00-foot radius curve, leaning to the right, through a central angle of 00°47'11" for an arc distance of 6.04 feet to a point on a circular curve concave to the southwest whose radius point bears S47°20'06"W; thence southwesterly along a 25.00-foot radius curve, leaning to the right, through a central angle of 80°09'37" for an arc distance of 34.98 feet to a point of reverse curvature; thence southwesterly along a 150.00-foot radius curve, leaning to the left through a central angle of 57°01'44" for an arc distance of 149.30 feet to a point of reverse curvature; thence southeasterly along a 67.00-foot radius curve, leaning to the right, through a central angle of 16°29'26" for an arc distance of 19.28 feet to the point of tangency; thence S03°02'35"E for 98.96 feet to a point of curvature; thence southwesterly along a 31.00-foot radius curve, leaning to the right, through a central angle of 90°29'52" for an arc distance of 48.96 feet to the point of tangency; thence S87°26'51"W for 499.96 feet; thence S53°17'59"W along the southeasterly line of said Tract "C" of Lakes of Tuscany Phase One for 83.64 feet to the point of beginning.

Containing 379,595 square feet or 8.714 acres, more or less.

And

Parcel 2: (Private Road)

A portion of the East ½ of Township 51 South Range 41 East, Fla surveyed By John W. Newman, According to the plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North ½ of section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the most northerly northwest corner of Tract "A", Walden Pond, according to the plat thereof as recorded in Plat Book 149 at Page 57 of the Public Records of Miami-Dade County, Florida, being a point on the easterly Right of Way line of N.W. 9th Court per said plat of Walden Pond

C

and being a point on a circular curve concave to the southeast whose radius point bears $S77^{\circ}25'27''E$ from said point of commencement; the following three (3) courses are along said easterly right of way line of said N. W. 9th court and the following six (6) courses are along the westerly line of said Tract "A", Walden Pond; (1) thence southwesterly along the arc of said curve leaning to the left having a radius of 509.00 feet through a central angle of $10^{\circ}15'14''$ for an arc distance of 91.09 feet to the point of tangency; (2) thence $S02^{\circ}19'19''W$ for 136.07 feet; (3) thence $N87^{\circ}40'41''W$ for 1.00-foot to the point of beginning of the hereinafter described parcel of land; (4) thence $S02^{\circ}19'19''W$ along the westerly line of said Tract "A", Walden Pond, for 137.93 feet to a point of curvature with a circular curve concave northwesterly; (5) thence southwesterly along said westerly line of said Tract "A", Walden Pond, and being along the arc of said curve leaning to the right having a radius of 460.00 feet through a central angle of $74^{\circ}25'20''$ for an arc distance of 597.50 feet to a point of compound curvature with a circular curve also concave northwesterly; (6) thence continue southwesterly along the arc of said curve leaning to the right having a radius of 2904.79 feet through a central angle of $03^{\circ}35'34''$ for an arc distance of 182.15 feet to the most westerly northwest corner of said Tract "A" Walden Pond; thence continue southwesterly along the arc of said curve leaning to the right having a radius of 2904.79 feet through a central angle of $6^{\circ}32'28''$ for an arc distance of 331.62 feet to a non-tangent line; thence $N02^{\circ}33'03''W$ along the easterly line of the canal Right-of-Way per Official Record Book 8648 at Page 1247 according to the Public Records of Miami-Dade County, Florida, for 42.00 feet to a point on a circular curve concave to the north and whose radius point bears $N03^{\circ}07'49''W$; thence easterly along the arc of said curve leaning to the left having a radius of 2862.79 feet through a central angle of $10^{\circ}07'32''$ for an arc distance of 505.92 feet to a point of compound curvature with a circular curve concave to the northwest; thence northeasterly along the arc of said curve leaning to the left having a radius of 418.00 feet through a central angle of $74^{\circ}25'20''$ for an arc distance of 542.95 feet to the point of tangency; thence $N02^{\circ}19'19''E$ for 137.93 feet to a point on the south right-of-way line of said NW 9th Court; thence $S87^{\circ}40'41''E$ along said south right-of-way line for 42.00 feet to the point of beginning.

Containing 51,156 square feet or 1.174 acres more or less.

And

Parcel 3: (Block 2)

A portion of the East $\frac{1}{2}$ of Township 51 South Range 41 East, Fla surveyed by John W. Newman, according to the Plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying

and being in the North ½ of section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the southwest corner of Tract "A", Walden Pond, according to the plat thereof as recorded in Plat Book 149 at page 57 of the Public Records of Miami-Dade County, Florida; thence S87°26'51"W along the northerly line of the canal Right-of-Way for 330.69 feet; thence N02°33'03"W along the easterly line of the canal Right of Way per Official Record Book 8648 at Page 1247 according to the Public Records of Miami-Dade County, Florida, for 120.25 feet to a point on a circular curve, concave to the northwest and whose radius point bears N03°07'19"W; thence northeasterly along a 2904.79-foot radius curve, leaning to the left, through a central angle of 06°32'28" for an arc distance of 331.62 feet to a point whose radius point bears S09°39'47"E, said point being the most westerly northwest corner of said Tract "A" of Walden Pond; thence S02°33'03"E along the westerly line of said Tract "A" for 142.44 feet to the point of beginning.

Containing 42,389 square feet or 0.973 acres more or less.

And

Parcel 4:(Radius return-private road)

A portion of the East ½ Township 51 South Range 41 East, Fla surveyed by John W. Newman, according to the Plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North ½ of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the most northerly northwest corner of Tract "A", Walden Pond, according to the plat thereof as recorded in Plat Book 149 at Page 57 of the Public Records of Miami-Dade County, Florida, being a point on the easterly Right-of-Way line of NW 9th Court per said plat of Walden Pond and being a point on a circular curve concave to the southeast whose radius point bears S77°25'27"E from said point of commencement; the following three (3) courses are along said easterly Right-of-Way line of said NW 9th Court; (1) thence southwesterly along the arc of said curve leaning to the left having a radius of 509.00 feet through a central angle of 10°15'14" for an arc distance of 91.09 feet to the point of tangency; (2) thence S02°19'19"W for 136.07 feet; (3) thence N87°40'41"W for 1.00-foot to the southerly Right-of-Way line of said NW 9th Court; the following three (3) courses are along said southerly Right-of-Way line of said NW 9th Court; (1) thence N87°40'41"W for 42.00 feet to the point of beginning of the

hereinafter described parcel of land; (2) thence N87°40'41"W for 21.00 feet to the beginning of a curve concave to the north having a radius of 63.00 feet; (3) thence westerly 2.86 feet along said curve through a central angle of 02°36'19" to a point of cusp with a curve concave to the southwest having a radius of 25.00 feet and to which point a radial line bears N04°55'38"E; thence southeasterly and southerly 38.13 feet along said curve through a central angle of 87°23'41" to a point of cusp on a line; thence N02°19'19"E along said line for 24.91 feet to the point of beginning.

Containing 132 square feet or 0.003 acres more or less.

Walden Place
Legal Description:

A portion of the East ½ Township 51 South Range 41 East, Fla surveyed By John W. Newman, according to the Plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the southwest corner of Tract "C" of Lakes of Tuscany Phase One, according to the plat thereof as recorded in Plat Book 159 at Page 58 of the Public Records of Miami-Dade County, Florida; thence N53°17'59"E along the southeasterly line of Tracts "C" & "D" of said Lakes of Tuscany Phase One for 721.84 feet to the most easterly corner of said Tract "D" also being a point on a circular curve concave to the northeast and whose radius point bears N53°17'59"E, thence southeasterly along a 440.00-foot radius curve leading to the left, through a central angle of 06°45'03" for an arc distance of 51.84 feet to a point of reverse curvature; thence southwesterly along a 25.00-foot radius curve, leading to the right, through a central angle of 56°36'27" for an arc distance of 24.70 feet to a point of reverse curvature; thence southeasterly along a 63.00-foot radius curve, leading to the left, through a central angle of 112°40'08" for an arc distance of 123.89 feet to the point of beginning of the hereinafter described parcel of land; thence continuing along said curve northerly and northwesterly along a 63.00-foot radius curve, leading to the left, through a central angle of 133°56'28" for an arc distance of 147.28 feet to a point on a circular curve concave to the northeast and whose radius point bears N36°32'47"E; the following (6) six courses being along the exterior boundary of Tract "B", County Line Tower Plat, as recorded in Plat Book 142, Page 46 of the Public Records of Miami-Dade County, Florida, thence southeasterly along a 360.00-foot radius curve, leading to the left, through a central angle of 44°20'49" for an arc distance of 278.64 feet to a point of tangency; (2) thence N82°11'58"E for 339.00 feet to a point of curvature with a circular

curve concave southwesterly; (3) thence southeasterly along the arc of said curve, leading to the right, having a radius of 790.00 feet through a central angle of 30°00'00" for an arc distance of 413.64 feet to a point of tangency (4) thence S67°48'02"E for 90.00 feet to a point of curvature with a circular curve concave northeasterly; (5) thence southeasterly along the arc of said curve, leading to the left, having a radius of 1233.24 feet through a central angle of 20°30'00" for an arc distance of 441.24 feet to a point of compound curvature with a circular curve concave northerly; (6) thence easterly along the arc of said curve, leading to the left, having a radius of 2824.79 feet through a central angle of 03°22'38" for an arc distance of 166.50 feet; thence S02°33'03"E along the westerly line of the canal Right-of-Way per Official Record Book 8648 at Page 1247 for 38.80 feet; thence S86°57'25"W for 1709.96 feet to a point; thence S87°26'51"W for 24.94 feet to a point of curvature; thence northwesterly along a 31.00-foot radius curve, leading to the right, through a central angle 89°30'34" for an arc distance of 48.43 feet; thence N03°02'35"W for 95.31 feet to a point of curvature; thence northeasterly along a 67.00-foot radius curve, leading to the right, through a central angle of 39°35'20" for an arc distance of 46.29 feet; thence N36°32'45"E for 47.03 feet to a point of curvature; thence northeasterly along a 25.00-foot radius curve, leading to the right, through a central angle of 43°56'30" for an arc distance of 19.17 feet to the point of beginning.

Walden Place II
Legal Description:

Parcel No. 1:

A Portion of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, according to the plat of Newman's Survey, recorded in Plat Book 1, at Page 118 of The Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the southwest corner of the NW ¼ of said section 35; thence N87°26'57"E along the southerly line of said northwest 1/4 for a distance of 415.69 feet to a point on the easterly limited access Right-of-Way line of Homestead Extension of Florida Turnpike; thence N02°31'06"W along said Right-of-Way line for a distance of 220.00 feet; thence N87°26'55"E along a line 220.00 feet north with and parallel to the south line of the NW 1/4 of said Section 35 for a distance of 2480.09 feet; thence N02°33'30"W for a distance of 162.26 feet to the point of beginning, thence continue N02°33'30"W for a distance of 137.54 feet to a point of curvature of a circular curve; thence northwesterly along the arc of said curve to the left having a radius of 346.00 feet and a central angle of 25°25'05", for an arc distance of 153.30 feet; thence N02°26'58"W for a distance of 71.71 feet;

thence N56°13'50"E for a distance of 599.00 feet; thence N74°33'45"E for a distance of 362.38 feet to a non-tangent point of a circular curve, said point bears N83°00'11"W from the center of said curve; thence southeasterly along the arc of said curve to the left having a radius of 591.00 feet and a central angle of 04°19'46", for an arc distance of 44.66 feet to a point of reverse curvature of a circular curve; thence southwesterly along the arc of said curve to the right having a radius of 25.00 feet and a central angle of 60°24'42", for an arc distance of 26.36 feet to a point of reverse curvature of a circular curve; thence southwesterly, southeasterly along the arc of said curve to the left having a radius of 63.00 feet and a central angle of 150°45'26", for an arc distance of 165.77 feet to a point of tangency; thence S87°40'41"E for a distance of 21.00 feet; thence S02°19'19"W for a distance of 137.92 feet to a point of curvature of a circular curve; thence southwesterly along the arc of said curve to the right having a radius of 418.00 feet and a central angle of 74°25'20", for an arc distance of 542.95 feet to a point of compound curvature of a circular curve; thence southwesterly along the arc of said curve to the right having a radius of 2,862.79 feet and a central angle of 10°07'31", for an arc distance of 505.91 feet to the point of beginning, lying and being in Miami-Dade County, Florida and contains 10.23 acres more or less.

less and except the following parcel of land:

Parcel No. 2:

A portion of the East ½ Township 51 South Range 41 East, Fla surveyed by John W. Newman, according to the plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the most northerly northwest corner of Tract "A", Walden Pond, according to the plat thereof as recorded in Plat Book 149 at Page 57 of the Public Records of Miami-Dade County, Florida, being a point on the easterly Right-of-Way line of NW 9th Court per said plat of Walden Pond and being a point on a circular curve concave to the southeast whose radius point bears S77°25'27"E from said point of commencement; the following three (3) courses are along said easterly right-of-way line of said NW 9th Court; (1) thence southwesterly along the arc of said curve leading to the left having a radius of 509.00 feet through a central angle of 10°15'14" for an arc distance of 91.09 feet to a point of tangency; (2) thence S02°19'19"W for 136.07 feet; (3) thence N87°40'41"W for 1.00-foot to the southerly Right-of-Way line of said NW 9th Court; the following three (3) courses are along said southerly right-of-way line of said NW 9th Court; (1) thence N87°40'41"W for 42.00 feet to the point of

beginning of the hereinafter described parcel of land; (2) thence N87°40'41"W for 21.00 feet to the beginning of a curve concave to the north having a radius of 63.00 feet; (3) thence westerly 2.86 feet along said curve through a central angle of 02°36'19" to a point of cusp with a curve concave to the southwest having a radius of 25.00 feet and to which point a radial line bears N04°55'38"E; thence southeasterly and southerly 38.13 feet along said curve through a central angle of 87°23'41" to a point of cusp on a line; thence N02°19'19"E along said line for 24.91 feet to the point of beginning.

The Special Taxing District's boundaries and geographical location are shown on the attached map or sketch entitled Majorca Isles Multipurpose Maintenance Special Taxing District and hereinafter referred to as "Exhibit A".

2. LOCATION AND DESCRIPTION OF DISTRICT

Maintenance of landscaped swales, medians, wetlands, lakes, common areas, 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, shrubs, irrigation, and utility payments, should any association or community development district (CDD) fail to provide these services. The Special Taxing District will also 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 Miami-Dade County (County) and recorded in the Public Records. Services will commence following failure of any association or CDD to provide these services, and upon adoption of the Special Taxing District's multipurpose maintenance preliminary assessment roll. Other maintenance services may be provided in the future as specified in the Special Taxing District's ordinance and amendments thereto.

3. ESTIMATED COSTS AND ANNUAL EXPENSE FOR MAINTENANCE, REPAIR AND OPERATION OF THIS DISTRICT

The proposed Special Taxing District is to be created to provide maintenance only in the event that any association or CDD fails to provide the services as described in Item 2 above and will be dormant until such time as stated above.

This initial cost estimate has been developed by PROS based on previous estimates for similar maintenance special taxing districts. The Special Taxing District will provide multipurpose maintenance services as specified. The combined annual costs of the Special Taxing District's multipurpose maintenance services for the initial maintenance program are estimated for report purposes to be \$45,182.74 in Item 2 above for the first year, and \$36,397.99 for the second year. The expense of the multipurpose maintenance program will be continuous and service costs following the Special Taxing District's implementation are to be apportioned to individual properties within the Special Taxing District on the basis of lot or parcel square footage. The costs of the multipurpose maintenance program and administrative expenses as shown below are to be paid for by special assessments levied against all benefited properties. Actual multipurpose maintenance costs will be determined at the time of the multipurpose maintenance assessment roll public hearing and will then be adjusted annually thereafter based on actual expenses.

<u>Estimated Annual Costs</u>	<u>First Year</u>	<u>Second Year</u>
Initial Annual Maintenance	\$26,964.73	\$26,964.73
Engineering and Administrative Costs	\$7,992.95	\$5,392.95
Billing, Collecting and Processing Costs	\$2,694.60	\$731.40
Contingencies	<u>\$7,530.46</u>	<u>\$3,308.91</u>
Total Annual Maintenance Services Costs	\$45,182.74	\$36,397.99
<u>Estimated Annual Assessments</u>	<u>First Year</u>	<u>Second Year</u>
Per Assessable Square Foot:	\$0.0500	\$0.0403
For a Typical Single-family Lot:	\$289.35	\$233.22
For a Typical Townhouse Unit:	\$114.00	\$91.88

4. CONFORMITY TO THE MASTER PLAN OF MIAMI-DADE COUNTY

The proposed Special Taxing District conforms to and in no way conflicts with the master plan of development for the County (see attached memorandum from the Department of Regulatory and Economic Resources, a successor to the Department of Planning and Zoning).

5. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT

The need for multipurpose maintenance programs is apparent. Residents and property owners of the County continue to demonstrate their desire for the services which will be provided by this Special Taxing District through petitions and personal requests. In my opinion, the proposed multipurpose maintenance program will provide special benefits to properties within the Special Taxing District exceeding the amount of special assessments to be levied.

6. PROCEDURE

Once district services begin, PROS will conduct a meeting in the community, inviting all directly affected property owners for the purpose of reviewing the Special Taxing District's annual budget and level of service. This will enable the County, as administrator, to secure input from affected community representatives, association and property owners to improve delivery of services or lower costs of the services provided within the scope of the Special Taxing 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 the assessment for any changes.

However, because costs and/or maintenance service levels may increase, the estimated annual expense, as indicated herein, can only be based on the initial maintenance program. After the first year, the costs of the multipurpose maintenance program will therefore require adjustment annually through the budget process performed by PROS as administrator of the Special Taxing District.

7. **RECOMMENDATION**

I recommend that Majorca Isles Multipurpose Maintenance Special Taxing District be created pursuant to Section 18-22.1 of the Code permitting of all property owners for multipurpose maintenance services. The creation of this Special Taxing District will be subject to Board approval; 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 Majorca Isles Multipurpose Maintenance Special Taxing District. Pursuant to Chapter 18 of the Code, the Board shall receive and hear, at a public hearing, remarks by interested persons on this Special Taxing District, and thereafter may adopt such ordinance. Following failure of any association or CDD to provide these services, the Board may adopt the Special Taxing District's Preliminary Assessment Roll resolution to fund the Special Taxing District's services. Adoption of this resolution will enable the Miami-Dade County Tax Collector to collect the funds necessary to administer the Special Taxing District, reimburse affected County Departments involved in the creation and establishment of this Special Taxing District, as well as operate and maintain the Special Taxing District. The ordinance creating the Special Taxing District shall take effect ten 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 Special Taxing District. We further recommend that the County Mayor or County Mayor's designee forward the attached report to the Board after review and concurrence with our findings.

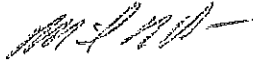
- Attachments: (1) Copy of Petition and Attachments
(2) Copies of Resolutions from the City of Miami Gardens
(3) Copy of Memo from Department of Regulatory and Economic Resources
(4) District Boundaries and Geographical Location Sketch (Exhibit A)

Memorandum



Date: September 30, 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: Majorca Isles Multipurpose Maintenance
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 ATTORNEY'S OFFICE
MEMORANDUM

TO: Mike Bauman
Chief, Special Taxing Districts

FROM: Daija Page Lifshitz *(DPL)* DATE: September 30, 2016
Assistant County Attorney

SUBJECT: Majorca Isles Multipurpose Maintenance
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 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.

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

3/4/2016
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 owner(s), 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: 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) Majorca Estates, Walden Place, and Walden Place II

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.

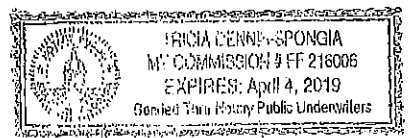
OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
D.R. Horton, Inc. <i>a Delaware Corporation</i>	6123 Lyons Road Suite 100 Coconut Creek, FL 33073		34-1135-000-0014
		MORE FULLY	
		DESCRIBED ON	
		THE ATTACHED	
		"EXHIBIT A"	

PLACE NOTARY STATEMENT AND STAMP HERE:

D.R. HORTON, INC., a Delaware corporation
By: _____
RAFAEL J. ROCA, Vice-President

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 4th day of March, 2016, by RAFAEL J. ROCA, Vice-President of D.R. HORTON, INC., a Delaware Corporation, who is () personally known to me or () has produced as identification



Notary Public, State of Florida
My commission expires _____

17

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT A TO THE PETITION FOR THE PLAT(S)

KNOWN AS MAJORCA ESTATES, WALDEN PLACE, AND
WALDEN PLACE II.DATED MARCH 4, 2016 FOR THE CREATION OF
SPECIAL TAXING DISTRICT(S).Legal Description

MAJORCA ESTATES

PARCEL 1:

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S02°31'06"E ALONG THE EASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, STATE ROAD NO. 91, ALSO KNOWN AS THE SUNSHINE STATE PARKWAY FOR 100.05 FEET; THENCE N87°26'51"E ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 2408.07 FEET; THENCE N02°33'03"W ALONG THE WESTERLY CANAL RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 8648 AT PAGE 1247 FOR 161.64 FEET; THENCE S86°57'25"W FOR 1709.96 FEET; THENCE S87°26'51"W FOR 24.94 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEANING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°30'34 FOR AN ARC DISTANCE OF 48.43 TO THE POINT OF TANGENCY; THENCE N03°02'35"W FOR 95.31 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE, LEANING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39°35'20"

FOR AN ARC DISTANCE OF 46.29 FEET TO THE POINT OF TANGENCY; THENCE N36°32'45"E FOR 47.03 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEANING TO THE RIGHT, ALONG A CENTRAL ANGLE OF 43°56'30" FOR AN ARC DISTANCE 19.17 FEET TO A POINT OF CUSP; THE FOLLOWING THREE (3) COURSES BEING ALONG THE RIGHT OF WAY LINE OF NW 14 PLACE AS SHOWN ON SAID PLAT OF LAKES OF TUSCANY PHASE ONE, (1) THENCE NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEANING TO THE RIGHT, THROUGH A CENTRAL ANGLE 112°40'08" FOR AN ARC DISTANCE OF 123.89 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEANING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°36'28" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHWESTERLY ALONG A 440.00 FOOT RADIUS CURVE, LEANING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°47'11" FOR AN ARC DISTANCE OF 6.04 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S47°20'06"W; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEANING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°09'37" FOR AN ARC DISTANCE OF 34.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 150.00 FOOT RADIUS CURVE, LEANING TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°01'44" FOR AN ARC DISTANCE OF 149.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG 67.00 FOOT RADIUS CURVE, LEANING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°29'26" FOR AN ARC DISTANCE OF 19.28 FEET TO THE POINT OF TANGENCY; THENCE S03°02'35"E FOR 98.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEANING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°29'52" FOR AN ARC DISTANCE OF 48.96 FEET TO THE POINT OF TANGENCY; THENCE S87°26'51"W FOR 499.96 FEET; THENCE S53°17'59"W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C" OF LAKES OF TUSCANY PHASE ONE FOR 83.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 379,595 SQUARE FEET OR 8.714 ACRES, MORE OR LESS.

AND

PARCEL 2: (PRIVATE ROAD)

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH,

RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 9TH COURT PER SAID PLAT OF WALDEN POND AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S77°25'27"E FROM SAID POINT OF COMMENCEMENT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT AND THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEANING TO THE LEFT HAVING A RADIUS OF 509.00 FEET THROUGH A CENTRAL ANGLE OF 10°15'14" FOR AN ARC DISTANCE OF 91.09 FEET TO THE POINT OF TANGENCY; (2) THENCE S02°19'19"W FOR 136.07 FEET; (3) THENCE N87°40'41"W FOR 1.00 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; (4) THENCE S02°19'19"W ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND, FOR 137.93 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (5) THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF SAID TRACT "A", WALDEN POND, AND BEING ALONG THE ARC OF SAID CURVE LEANING TO THE RIGHT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 74°25'20" FOR AN ARC DISTANCE OF 597.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE ALSO CONCAVE NORTHWESTERLY; (6) THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEANING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 03°35'34" FOR AN ARC DISTANCE OF 182.15 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "A" WALDEN POND; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEANING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 6°32'28" FOR AN ARC DISTANCE OF 331.62 FEET TO A NON-TANGENT LINE; THENCE N02°33'03"W ALONG THE EASTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 42.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS N03°07'49"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE LEANING TO THE LEFT HAVING A RADIUS OF 2862.79 FEET THROUGH A CENTRAL ANGLE OF 10°07'32" FOR AN ARC DISTANCE OF 505.92 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE LEANING TO THE LEFT HAVING A RADIUS OF 418.00 FEET THROUGH A CENTRAL ANGLE OF 74°25'20" FOR AN ARC DISTANCE OF 542.95 FEET TO THE POINT OF TANGENCY; THENCE N02°19'19"E FOR 137.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 9TH COURT; THENCE S87°40'41"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 42.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 51,156 SQUARE FEET OR 1.174 ACRES MORE OR LESS.

AND

PARCEL 3: (BLOCK 2)

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S87°26'51"W ALONG THE NORTHERLY LINE OF THE CANAL RIGHT OF WAY FOR 330.69 FEET; THENCE N02°33'03"W ALONG THE EASTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 120.25 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N03°07'19"W; THENCE NORTHEASTERLY ALONG A 2904.79 FOOT RADIUS CURVE, LEANING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°32'28" FOR AN ARC DISTANCE OF 331.62 FEET TO A POINT WHOSE RADIUS POINT BEARS S09°39'47"E, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT A OF WALDEN POND; THENCE S02°33'03"E ALONG THE WESTERLY LINE OF SAID TRACT "A" FOR 142.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,389 SQUARE FEET OR 0.973 ACRES MORE OR LESS.

AND

PARCEL 4:(RADIUS RETURN-PRIVATE ROAD)

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 9TH COURT PER SAID PLAT OF WALDEN POND AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S77°25'27"E FROM SAID POINT OF COMMENCEMENT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEANING TO THE LEFT HAVING A RADIUS OF 509.00 FEET THROUGH A CENTRAL ANGLE OF 10°15'14" FOR AN ARC DISTANCE OF 91.09 FEET TO THE POINT OF TANGENCY; (2) THENCE S02°19'19"W FOR 136.07 FEET; (3) THENCE N87°40'41"W FOR 1.00 FOOT TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT; (1) THENCE N87°40'41"W FOR 42.00 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; (2) THENCE N87°40'41"W FOR 21.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 63.00 FEET; (3) THENCE WESTERLY 2.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'19" TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N04°55'38"E; THENCE SOUTHEASTERLY AND SOUTHERLY 38.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°23'41" TO A POINT OF CUSP ON A LINE; THENCE N02°19'19"E ALONG SAID LINE FOR 24.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 132 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

WALDEN PLACE

LEGAL DESCRIPTION :

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N53°17'59"E ALONG THE SOUTHEASTERLY LINE OF TRACTS "C" & "D" OF SAID LAKES OF TUSCANY PHASE ONE FOR 721.84 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "D" ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N53°17'59"E, THENCE SOUTHEASTERLY ALONG A 440.00 FOOT RADIUS CURVE LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°45'03" FOR AN ARC DISTANCE OF 51.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°36'27" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 112°40'08" FOR AN ARC DISTANCE OF 123.89 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID CURVE NORTHERLY AND NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 133°56'28" FOR AN ARC DISTANCE OF 147.28 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N36°32'47"E; THE FOLLOWING (6) SIX COURSES BEING ALONG THE EXTERIOR BOUNDARY OF TRACT "B", COUNTY LINE TOWER PLAT, AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE SOUTHEASTERLY ALONG A 360.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°20'49" FOR AN ARC DISTANCE OF 278.64 FEET TO A POINT OF TANGENCY; (2) THENCE N82°11'58"E FOR 339.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE RIGHT, HAVING A RADIUS OF 790.00 FEET THROUGH A CENTRAL ANGLE OF

30°00'00" FOR AN ARC DISTANCE OF 413.64 FEET TO A POINT OF TANGENCY (4) THENCE S67°48'02"E FOR 90.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE LEFT, HAVING A RADIUS OF 1233.24 FEET THROUGH A CENTRAL ANGLE OF 20°30'00" FOR AN ARC DISTANCE OF 441.24 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY; (6) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE LEFT, HAVING A RADIUS OF 2824.79 FEET THROUGH A CENTRAL ANGLE OF 03°22'38" FOR AN ARC DISTANCE OF 166.50 FEET; THENCE S02°33'03"E ALONG THE WESTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 FOR 38.80 FEET; THENCE S86°57'25"W FOR 1709.96 FEET TO A POINT; THENCE S87°26'51"W FOR 24.94 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE 89°30'34" FOR AN ARC DISTANCE OF 48.43 FEET; THENCE N03°02'35"W FOR 95.31 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°35'20" FOR AN ARC DISTANCE OF 46.29 FEET; THENCE N36°32'45"E FOR 47.03 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°56'30" FOR AN ARC DISTANCE OF 19.17 FEET TO THE POINT OF BEGINNING.

WALDEN PLACE II:

LEGAL DESCRIPTION:

PARCEL No. 1:

A PORTION OF SECTION 35 OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 1, AT PAGE 118 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE N87°26'57"E ALONG THE SOUTHERLY LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 415.69 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA TURNPIKE; THENCE N02°31'06"W ALONG THE SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 220.00 FEET; THENCE N87°26'55"E ALONG A LINE 220.00 FEET NORTH WITH AND PARALLEL TO THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 2480.09 FEET; THENCE N02°33'30"W FOR A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N02°33'30"W FOR A DISTANCE OF 137.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 346.00 FEET AND A CENTRAL ANGLE OF 25°25'05", FOR AN ARC DISTANCE OF 153.30 FEET; THENCE N02°26'58"W FOR A DISTANCE OF 71.71 FEET; THENCE N56°13'50"E FOR A DISTANCE OF 599.00 FEET; THENCE N74°33'45"E FOR A DISTANCE OF 362.38 FEET TO A NON-TANGENT POINT OF A CIRCULAR CURVE, SAID POINT BEARS N83°00'11"W FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 591.00 FEET AND A CENTRAL ANGLE OF 04°19'46", FOR AN ARC DISTANCE OF 44.66 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 60°24'42", FOR AN ARC DISTANCE OF 26.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO

THE LEFT HAVING A RADIUS OF 63.00 FEET AND A CENTRAL ANGLE OF 150°45'26", FOR AN ARC DISTANCE OF 165.77 FEET TO A POINT OF TANGENCY; THENCE S87°40'41"E FOR A DISTANCE OF 21.00; THENCE S02°19'19"W FOR A DISTANCE OF 137.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 418.00 FEET AND A CENTRAL ANGLE OF 74°25'20, FOR AN ARC DISTANCE OF 542.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2862.79 FEET AND A CENTRAL ANGLE OF 10°07'31", FOR AN ARC DISTANCE OF 505.91 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINS 10.23 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

PARCEL No. 2:

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 9TH COURT PER SAID PLAT OF WALDEN POND AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S77°25'27"E FROM SAID POINT OF COMMENCEMENT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 509.00 FEET THROUGH A CENTRAL ANGLE OF 10°15'14" FOR AN ARC DISTANCE OF 91.09 FEET TO A POINT OF TANGENCY; (2) THENCE S02°19'19"W FOR 136.07 FEET; (3) THENCE N87°40'41"W FOR 1.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT; (1) THENCE N87°40'41"W FOR 42.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (2) THENCE N87°40'41"W FOR 21.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 63.00 FEET; (3) THENCE

WESTERLY 2.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'19" TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N04°55'38"E; THENCE SOUTHEASTERLY AND SOUTHERLY 38.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°23'41" TO A POINT OF CUSP ON A LINE; THENCE N02°19'19"E ALONG SAID LINE FOR 24.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

EXHIBIT B TO THE PETITION FOR THE SUBDIVISIONS KNOWN AS MAJORCA ESTATES, WALDEN PLACE, AND WALDEN PLACE II.

DATED 3/4/2016, FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT FOR LANDSCAPE, COMMON AREAS, ENTRANCE FEATURES, AND PRIVATE ROADWAY MAINTENANCE SERVICES.

AREAS TO BE MAINTAINED:

All common areas (green areas in the public right of way) within the tracts.

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
 - ii) Replace as required

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 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:

Landscape, Ingress/Egress, Common Areas, Entrance Features and Private Roadway Maintenance Services.

RESOLUTION NO. 2016-105-3004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE SPECIAL TAXING DISTRICT APPLICATION SUBMITTED BY D.R.HORTON, INC. TO REQUEST THAT MIAMI-DADE COUNTY CREATE A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT FOR THE MAJORCA ESTATES SUBDIVISION, PURSUANT TO THE MIAMI-DADE COUNTY CODE OF ORDINANCES, CHAPTER 18, IMPROVEMENT AND SPECIAL PURPOSE DISTRICTS, ARTICLE I., SPECIAL TAXING DISTRICTS, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, D.R. Horton, Inc., the applicant has obtained a Tentative Plat for approval from Miami Dade County to plat 10.86 acres of vacant land generally located at NW 208th Street and NW 9th Court, and

WHEREAS, the Proposed development is for Fifty-One (51) single-family homes, and

WHEREAS, upon review of the final plat by Miami-Dade County, the County has determined that D.R. Horton, Inc., must create a Multipurpose Maintenance Special Taxing District for the Majorca Estates Subdivision, pursuant to Miami-Dade County Code of Ordinances, Chapter 18-Improvement and Special- Purpose Districts, Article I- Special Taxing Districts, and

WHEREAS, a Special Taxing District cannot be created in a Municipality without the approval of the Municipality, and

WHEREAS, the applicant requests the City of Miami Gardens adopt a resolution supporting the creation of a Special Taxing District for the Majorca Estates Subdivision,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA AS FOLLOWS:

Section 1: ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution:

Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens hereby approves the Special Taxing District Application submitted by D.R. Horton, Inc., to request that Miami-Dade County create a Multipurpose Maintenance Special Taxing District for the Majorca Estates Subdivision, pursuant to the Miami-Dade County Code of Ordinances, Chapter 18, Improvement and Special Purpose Districts, Article I., Special Taxing Districts, more particularly described on Exhibit "A".

Section 3: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON MAY 25, 2016.



OLIVER GILBERT, III, MAYOR

ATTEST:


RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: CAMERON D. BENSON, CITY MANAGER

Moved by: DAVIS
Seconded by: KARRUS

VOTE: 6-0

Mayor Oliver Gilbert, III	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Vice Mayor Felicia Robinson	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Lillie Q. Odom	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman David Williams Jr	<input type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Lisa C. Davis	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Rodney Harris	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Erhabor Ighodaro, Ph.D.	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)

Not Present

RESOLUTION NO. 2016-107-3006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE SPECIAL TAXING DISTRICT APPLICATION SUBMITTED BY D.R.HORTON, INC. TO REQUEST THAT MIAMI-DADE COUNTY CREATE A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT FOR THE WALDEN PLACE II SUBDIVISION, PURSUANT TO THE MIAMI-DADE COUNTY CODE OF ORDINANCES, CHAPTER 18, IMPROVEMENT AND SPECIAL PURPOSE DISTRICTS, ARTICLE I., SPECIAL TAXING DISTRICTS, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, D.R. Horton, Inc., the applicant has submitted a Tentative Plat for approval from Miami Dade County to plat 10.82 acres of vacant land generally located at NW 208th Street and NW 9th Place, and

WHEREAS, the Proposed development is for seventy-six (76) Townhomes, and

WHEREAS, upon review of the tentative plat by Miami-Dade County, the County has determined that D.R. Horton, Inc., must create a Multipurpose Maintenance Special Taxing District for the Walden Place II Subdivision, a.k.a., Walden Park II, pursuant to Miami-Dade County Code of Ordinances, Chapter 18-Improvement and Special-Purpose Districts, Article I- Special Taxing Districts, and

WHEREAS, a Special Taxing District cannot be created in a Municipality without the approval of the Municipality; and

WHEREAS, the applicant requests the City of Miami Gardens adopt a resolution supporting the creation of a Special Taxing District for the Walden Place II Subdivision,

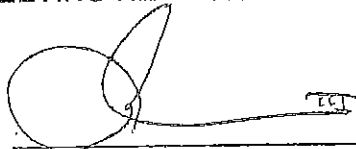
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA AS FOLLOWS:

Section 1: ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens hereby approves the Special Taxing District Application submitted by D.R. Horton, Inc., to request that Miami-Dade County create a Multipurpose Maintenance Special Taxing District for the Walden Place II Subdivision, pursuant to the Miami-Dade County Code of Ordinances, Chapter 18, Improvement and Special Purpose Districts, Article I., Special Taxing Districts, more particularly described on Exhibit "A".

Section 3: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON MAY 25, 2016.



OLIVER GILBERT, III, MAYOR

ATTEST:


RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: CAMERON D. BENSON, CITY MANAGER

Moved by: DAVIS
Seconded by: HARRIS

VOTE: 6-0

Mayor Oliver Gilbert, III	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Vice Mayor Felicia Robinson	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Lillie Q. Odom	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman David Williams Jr	<input type="checkbox"/> (Yes)	<input type="checkbox"/> (No) <i>Not Present</i>
Councilwoman Lisa C. Davis	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Rodney Harris	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Erhabor Ighodaro, Ph.D.	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)

RESOLUTION NO. 2016-108-3007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE SPECIAL TAXING DISTRICT APPLICATION SUBMITTED BY D.R.HORTON, INC. TO REQUEST THAT MIAMI-DADE COUNTY CREATE A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT FOR THE WALDEN PLACE SUBDIVISION, PURSUANT TO THE MIAMI-DADE COUNTY CODE OF ORDINANCES, CHAPTER 18, IMPROVEMENT AND SPECIAL PURPOSE DISTRICTS, ARTICLE I., SPECIAL TAXING DISTRICTS, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, D.R. Horton, Inc., the applicant has submitted a Tentative Plat for approval from Miami Dade County to plat 8.86 acres of vacant land generally located at NW 208th Street between NW 14th Court and NW 13th Avenue, and

WHEREAS, the Proposed development is for eighty-five (85) Townhomes, and

WHEREAS, upon review of the tentative plat by Miami-Dade County, the County has determined that D.R. Horton, Inc., must create a Multipurpose Maintenance Special Taxing District for the Walden Place Subdivision, a.k.a., Walden Park I, pursuant to Miami-Dade County Code of Ordinances, Chapter 18-Improvement and Special-Purpose Districts, Article I- Special Taxing Districts, and

WHEREAS, a Special Taxing District cannot be created in a Municipality without the approval of the Municipality, and

WHEREAS, the applicant requests the City of Miami Gardens adopt a resolution supporting the creation of a Special Taxing District for the Walden Place Subdivision,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA AS FOLLOWS:

Section 1: ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens hereby approves the Special Taxing District Application submitted by D.R. Horton, Inc., to request that Miami-Dade County create a Multipurpose Maintenance Special Taxing District for the Walden Place Subdivision, pursuant to the Miami-Dade County Code of Ordinances, Chapter 18, Improvement and Special Purpose Districts, Article I., Special Taxing Districts, more particularly described on Exhibit "A".

Section 3: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON MAY 25, 2016.



OLIVER GILBERT, III, MAYOR

ATTEST:



RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: CAMERON D. BENSON, CITY MANAGER

Moved by: DAVIS
Seconded by: HARRIS

VOTE: 6-0

Mayor Oliver Gilbert, III	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Vice Mayor Felicia Robinson	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Lillie Q. Odom	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman David Williams Jr	<input type="checkbox"/> (Yes)	<input type="checkbox"/> (No) <i>not present</i>
Councilwoman Lisa C. Davis	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Rodney Harris	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Erhabor Ighodaro, Ph.D.	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)



MEMORANDUM

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

Date: January 15, 2002

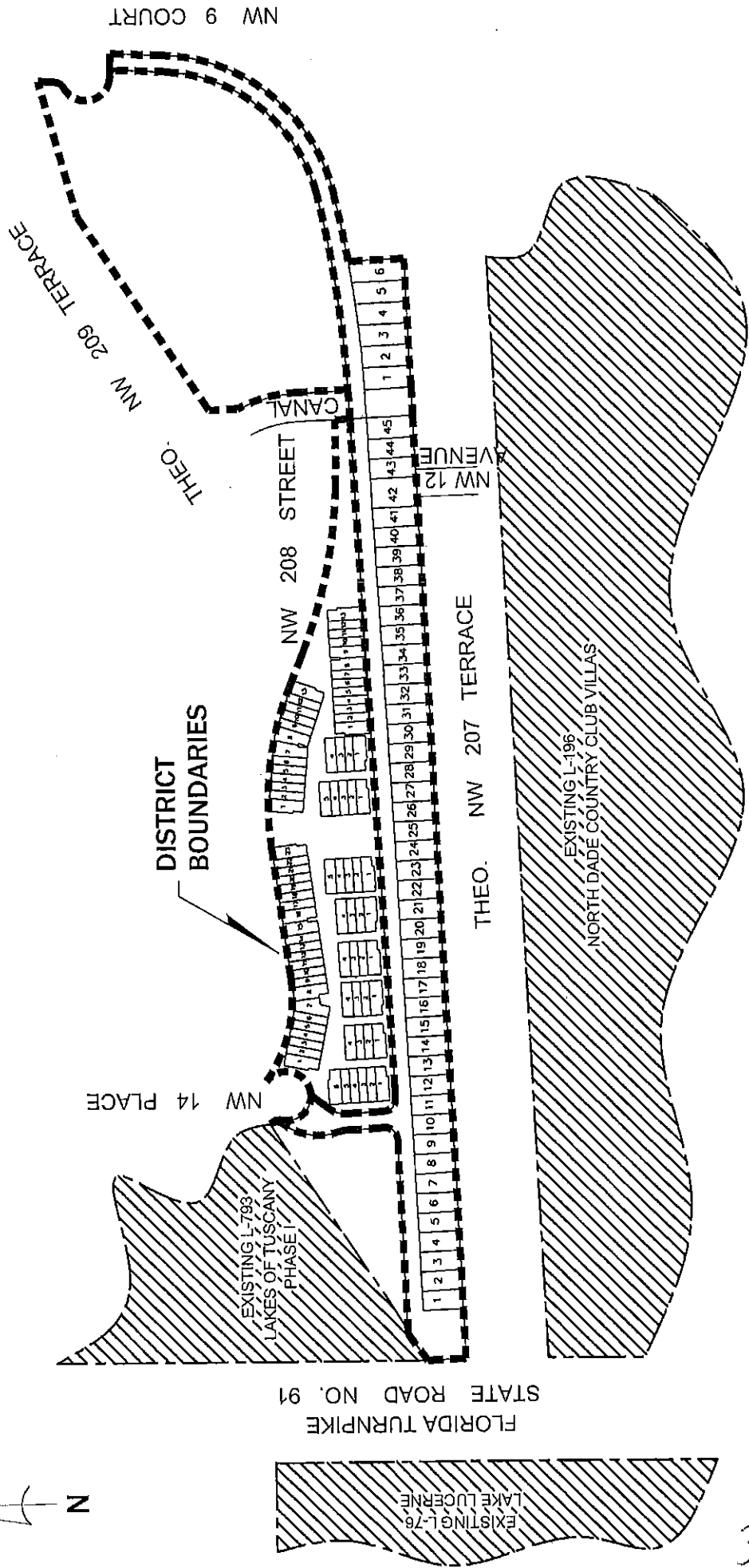
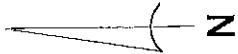
From: *Diane O'Quinn Williams*
Diane O'Quinn Williams, Director
Department of Planning and Zoning

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.



MAJORCA ISLES
 MULTIPURPOSE MAINTENANCE SPECIAL TAXING
 DISTRICT

EXHIBIT "A"
 Boundaries and Geographical Location Sketch

M-778 (COMM. 0001)
 SECTION: 35-51-41

ATTACHMENT TO EXHIBIT "A"
MAJORCA ISLES
MULTIPURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

All common areas (green areas in the public right-of-way) within the tracts.

MAINTENANCE SCHEDULE:

- A) Lawn/ Grass
 - 1) Cut bi-monthly 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

NOTE: This Special Taxing District encompasses 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:

Landscape, Ingress/Egress, common areas, entrance features and private roadway maintenance services.



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(D)

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
Veto _____
Override _____

Agenda Item No. 5(D)
4-4-17

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE NORTH BY THEORETICAL NW 209 TERRACE, ON THE EAST BY NW 9 COURT, ON THE SOUTH BY THEORETICAL NW 207 TERRACE, AND ON THE WEST BY FLORIDA TURNPIKE EXPRESSWAY / STATE ROAD NO. 91, KNOWN AND DESCRIBED AS MAJORCA ISLES MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT; IDENTIFYING SERVICES TO BE PROVIDED; AND PROVIDING FOR EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida (“Code”), a petition for the creation of a special taxing district to be known as the Majorca Isles Multipurpose Maintenance Special Taxing District (“Special Taxing District”) duly signed by 100 percent of the owners (developer/petitioner) of property within the proposed 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 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; and

WHEREAS, the County Mayor or County Mayor’s designee compiled and filed with the Clerk a memorandum and accompanying written report and recommendations (collectively, “Report”), a copy of which is incorporated in this Ordinance by reference, setting forth the

boundaries 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 created; and

WHEREAS, the Report recommends creating the Special Taxing District to provide a special benefit to all property within the proposed Special Taxing District; and

WHEREAS, it appears to this Board from such Report that the improvement(s) and/or services petitioned for would be of special benefit to all property within the proposed 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 owner(s) (developer/petitioner) and the Report at which all interested persons will be afforded the opportunity to present for this Board's consideration their objections, if any, to the creation and establishment of 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. In accordance with the provisions of Chapter 18 of the Code, a special taxing district to be known and designated as the Majorca Isles Multipurpose Maintenance Special Taxing District in Miami-Dade County, Florida, is hereby created and established within the municipal limits of the City of Miami Gardens. Pursuant to Chapter 18 of the Code, Miami-Dade County has received approval from the City of Miami Gardens to create this Special Taxing District.

Section 3. The area or boundaries of this Special Taxing District, generally bounded on the north by theoretical NW 209 Terrace, on the east by NW 9 Court, on the south by theoretical NW 207 Terrace and on the west by Florida Turnpike Expressway / State Road No. 91, and located entirely within District 1, are as follows:

A portion of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida; (a.k.a. Majorca Estates, Tentative Plat # T-23340, Walden Place, Tentative Plat # T-23742; and Walden Place II, Tentative Plat # T-23743) being more particularly described as follows:

Majorca Estates
Legal Description:

PARCEL 1:

A portion of the East ½ of Township 51 South Range 41 East, Florida surveyed by John W. Newman, according to the plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North ½ of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the southwest corner of Tract "C" of Lakes of Tuscany Phase One, according to the plat thereof as recorded in Plat Book 159 at Page 58 of the Public Records of Miami-Dade County, Florida; thence S02°31'06"E along the easterly Right-of-Way line of Florida's Turnpike, State Road No. 91, also known as the Sunshine State Parkway for 100.05 feet; thence N87°26'51"E along the northerly Canal Right-of-Way line per Plat Book 87 at Page 37 for 2408.07 feet; thence N02°33'03"W along the westerly canal Right-of-Way line per Official Records Book 8648 at Page 1247 for 161.64 feet; thence

S86°57'25"W for 1709.96 feet; thence S87°26'51"W for 24.94 feet to a point of curvature; thence northwesterly along a 31.00-foot radius curve, leaning to the right through a central angle of 89°30'34" for an arc distance of 48.43 feet to the point of tangency; thence N03°02'35"W for 95.31 feet to a point of curvature; thence northeasterly along a 67.00-foot radius curve, leaning to the right through a central angle of 39°35'20" for an arc distance of 46.29 feet to the point of tangency; thence N36°32'45"E for 47.03 feet to a point of curvature; thence northeasterly along a 25.00-foot radius curve, leaning to the right, along a central angle of 43°56'30" for an arc distance 19.17 feet to a point of cusp; the following three (3) courses being along the right-of-way line of NW 14 Place as shown on said plat of Lakes of Tuscany Phase One, (1) thence northwesterly along a 63.00-foot radius curve, leaning to the right, through a central angle 112°40'08" for an arc distance of 123.89 feet to a point of reverse curvature; (2) thence northwesterly along a 25.00-foot radius curve, leaning to the left, through a central angle of 56°36'28" for an arc distance of 24.70 feet to a point of reverse curvature; (3) thence northwesterly along a 440.00-foot radius curve, leaning to the right, through a central angle of 00°47'11" for an arc distance of 6.04 feet to a point on a circular curve concave to the southwest whose radius point bears S47°20'06"W; thence southwesterly along a 25.00-foot radius curve, leaning to the right, through a central angle of 80°09'37" for an arc distance of 34.98 feet to a point of reverse curvature; thence southwesterly along a 150.00-foot radius curve, leaning to the left through a central angle of 57°01'44" for an arc distance of 149.30 feet to a point of reverse curvature; thence southeasterly along a 67.00-foot radius curve, leaning to the right, through a central angle of 16°29'26" for an arc distance of 19.28 feet to the point of tangency; thence S03°02'35"E for 98.96 feet to a point of curvature; thence southwesterly along a 31.00-foot radius curve, leaning to the right, through a central angle of 90°29'52" for an arc distance of 48.96 feet to the point of tangency; thence S87°26'51"W for 499.96 feet; thence S53°17'59"W along the southeasterly line of said Tract "C" of Lakes of Tuscany Phase One for 83.64 feet to the point of beginning.

Containing 379,595 square feet or 8.714 acres, more or less.

And

Parcel 2: (Private Road)

A portion of the East ½ of Township 51 South Range 41 East, Fla surveyed By John W. Newman, According to the plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North ½ of section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the most northerly northwest corner of Tract "A", Walden Pond, according to the plat thereof as recorded in Plat Book 149 at Page 57 of the Public Records of Miami-Dade County, Florida, being a point on the easterly Right of Way line of N.W. 9th Court per said plat of Walden Pond and being a point on a circular curve concave to the southeast whose radius point bears S77°25'27"E from said point of commencement; the following three (3) courses are along said easterly right of way line of said N.W. 9th court and the following six (6) courses are along the westerly line of said Tract "A", Walden Pond; (1) thence southwesterly along the arc of said curve leaning to the left having a radius of 509.00 feet through a central angle of 10°15'14" for an arc distance of 91.09 feet to the point of tangency; (2) thence S02°19'19"W for 136.07 feet; (3) thence N87°40'41"W for 1.00-foot to the point of beginning of the hereinafter described parcel of land; (4) thence S02°19'19"W along the westerly line of said Tract "A", Walden Pond, for 137.93 feet to a point of curvature with a circular curve concave northwesterly; (5) thence southwesterly along said westerly line of said Tract "A", Walden Pond, and being along the arc of said curve leaning to the right having a radius of 460.00 feet through a central angle of 74°25'20" for an arc distance of 597.50 feet to a point of compound curvature with a circular curve also concave northwesterly; (6) thence continue southwesterly along the arc of said curve leaning to the right having a radius of 2904.79 feet through a central angle of 03°35'34" for an arc distance of 182.15 feet to the most westerly northwest corner of said Tract "A" Walden Pond; thence continue southwesterly along the arc of said curve leaning to the right having a radius of 2904.79 feet through a central angle of 6°32'28" for an arc distance of 331.62 feet to a non-tangent line; thence N02°33'03"W along the easterly line of the canal Right-of-Way per Official Record Book 8648 at Page 1247 according to the Public Records of Miami-Dade County, Florida, for 42.00 feet to a point on a circular curve concave to the north and whose radius point bears N03°07'49"W; thence easterly along the arc of said curve leaning to the left having a radius of 2862.79 feet through a central angle of 10°07'32" for an arc distance of 505.92 feet to a point of compound curvature with a circular curve concave to the northwest; thence northeasterly along the arc of said curve leaning to the left having a radius of 418.00 feet through a central angle of 74°25'20" for an arc

distance of 542.95 feet to the point of tangency; thence N02°19'19"E for 137.93 feet to a point on the south right-of-way line of said NW 9th Court; thence S87°40'41"E along said south right-of-way line for 42.00 feet to the point of beginning.

Containing 51,156 square feet or 1.174 acres more or less.

And

Parcel 3: (Block 2)

A portion of the East ½ of Township 51 South Range 41 East, Fla surveyed by John W. Newman, according to the Plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the southwest corner of Tract "A", Walden Pond, according to the plat thereof as recorded in Plat Book 149 at page 57 of the Public Records of Miami-Dade County, Florida; thence S87°26'51"W along the northerly line of the canal Right-of-Way for 330.69 feet; thence N02°33'03"W along the easterly line of the canal Right of Way per Official Record Book 8648 at Page 1247 according to the Public Records of Miami-Dade County, Florida, for 120.25 feet to a point on a circular curve, concave to the northwest and whose radius point bears N03°07'19"W; thence northeasterly along a 2904.79-foot radius curve, leaning to the left, through a central angle of 06°32'28" for an arc distance of 331.62 feet to a point whose radius point bears S09°39'47"E, said point being the most westerly northwest corner of said Tact "A" of Walden Pond; thence S02°33'03"E along the westerly line of said Tract "A" for 142.44 feet to the point of beginning.

Containing 42,389 square feet or 0.973 acres more or less.

And

Parcel 4:(Radius return-private road)

A portion of the East ½ Township 51 South Range 41 East, Fla surveyed by John W. Newman, according to the Plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the most northerly northwest corner of Tract "A", Walden Pond, according to the plat thereof as recorded in Plat Book 149 at Page 57 of the Public Records of Miami-Dade County, Florida, being a point on the easterly Right-of-Way line of NW 9th Court per said plat of Walden Pond and being a point on a circular curve concave to the southeast whose radius point bears S77°25'27"E from said point of commencement; the following three (3) courses are along said easterly Right-of-Way line of said NW 9th Court; (1) thence southwesterly along the arc of said curve leaning to the left having a radius of 509.00 feet through a central angle of 10°15'14" for an arc distance of 91.09 feet to the point of tangency; (2) thence S02°19'19"W for 136.07 feet; (3) thence N87°40'41"W for 1.00-foot to the southerly Right-of-Way line of said NW 9th Court; the following three (3) courses are along said southerly Right-of-Way line of said NW 9th Court; (1) thence N87°40'41"W for 42.00 feet to the point of beginning of the hereinafter described parcel of land; (2) thence N87°40'41"W for 21.00 feet to the beginning of a curve concave to the north having a radius of 63.00 feet; (3) thence westerly 2.86 feet along said curve through a central angle of 02°36'19" to a point of cusp with a curve concave to the southwest having a radius of 25.00 feet and to which point a radial line bears N04°55'38"E; thence southeasterly and southerly 38.13 feet along said curve through a central angle of 87°23'41" to a point of cusp on a line; thence N02°19'19"E along said line for 24.91 feet to the point of beginning.

Containing 132 square feet or 0.003 acres more or less.

Walden Place

Legal Description :

A portion of the East ½ Township 51 South Range 41 East, Fla surveyed By John W. Newman, according to the Plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the southwest corner of Tract "C" of Lakes of Tuscany Phase One, according to the plat thereof as recorded in Plat Book 159 at Page 58 of the Public Records of Miami-Dade County, Florida; thence N53°17'59"E along the southeasterly line of Tracts "C" & "D" of said Lakes of Tuscany Phase One for 721.84 feet to the most easterly corner of said Tract "D" also being a point on a circular curve concave to the northeast and whose radius point bears N53°17'59"E, thence southeasterly along a 440.00-foot radius curve leading to the left, through a central angle of 06°45'03" for an arc distance of 51.84 feet to a point of reverse curvature; thence southwesterly along a

25.00-foot radius curve, leading to the right, through a central angle of $56^{\circ}36'27''$ for an arc distance of 24.70 feet to a point of reverse curvature; thence southeasterly along a 63.00-foot radius curve, leading to the left, through a central angle of $112^{\circ}40'08''$ for an arc distance of 123.89 feet to the point of beginning of the hereinafter described parcel of land; thence continuing along said curve northerly and northwesterly along a 63.00-foot radius curve, leading to the left, through a central angle of $133^{\circ}56'28''$ for an arc distance of 147.28 feet to a point on a circular curve concave to the northeast and whose radius point bears $N36^{\circ}32'47''E$; the following (6) six courses being along the exterior boundary of Tract "B", County Line Tower Plat, as recorded in Plat Book 142, Page 46 of the Public Records of Miami-Dade County, Florida, thence southeasterly along a 360.00-foot radius curve, leading to the left, through a central angle of $44^{\circ}20'49''$ for an arc distance of 278.64 feet to a point of tangency; (2) thence $N82^{\circ}11'58''E$ for 339.00 feet to a point of curvature with a circular curve concave southwesterly; (3) thence southeasterly along the arc of said curve, leading to the right, having a radius of 790.00 feet through a central angle of $30^{\circ}00'00''$ for an arc distance of 413.64 feet to a point of tangency (4) thence $S67^{\circ}48'02''E$ for 90.00 feet to a point of curvature with a circular curve concave northeasterly; (5) thence southeasterly along the arc of said curve, leading to the left, having a radius of 1233.24 feet through a central angle of $20^{\circ}30'00''$ for an arc distance of 441.24 feet to a point of compound curvature with a circular curve concave northerly; (6) thence easterly along the arc of said curve, leading to the left, having a radius of 2824.79 feet through a central angle of $03^{\circ}22'38''$ for an arc distance of 166.50 feet; thence $S02^{\circ}33'03''E$ along the westerly line of the canal Right-of-Way per Official Record Book 8648 at Page 1247 for 38.80 feet; thence $S86^{\circ}57'25''W$ for 1709.96 feet to a point; thence $S87^{\circ}26'51''W$ for 24.94 feet to a point of curvature; thence northwesterly along a 31.00-foot radius curve, leading to the right, through a central angle $89^{\circ}30'34''$ for an arc distance of 48.43 feet; thence $N03^{\circ}02'35''W$ for 95.31 feet to a point of curvature; thence northeasterly along a 67.00-foot radius curve, leading to the right, through a central angle of $39^{\circ}35'20''$ for an arc distance of 46.29 feet; thence $N36^{\circ}32'45''E$ for 47.03 feet to a point of curvature; thence northeasterly along a 25.00-foot radius curve, leading to the right, through a central angle of $43^{\circ}56'30''$ for an arc distance of 19.17 feet to the point of beginning.

Walden Place II
Legal Description:

Parcel No. 1:

A Portion of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, according to the plat of Newman's Survey, recorded in Plat Book 1, at Page 118 of The Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the southwest corner of the NW $\frac{1}{4}$ of said section 35; thence N87°26'57"E along the southerly line of said northwest $\frac{1}{4}$ for a distance of 415.69 feet to a point on the easterly limited access Right-of-Way line of Homestead Extension of Florida Turnpike; thence N02°31'06"W along said Right-of-Way line for a distance of 220.00 feet; thence N87°26'55"E along a line 220.00 feet north with and parallel to the south line of the NW $\frac{1}{4}$ of said Section 35 for a distance of 2480.09 feet; thence N02°33'30"W for a distance of 162.26 feet to the point of beginning, thence continue N02°33'30"W for a distance of 137.54 feet to a point of curvature of a circular curve; thence northwesterly along the arc of said curve to the left having a radius of 346.00 feet and a central angle of 25°25'05", for an arc distance of 153.30 feet; thence N02°26'58"W for a distance of 71.71 feet; thence N56°13'50"E for a distance of 599.00 feet; thence N74°33'45"E for a distance of 362.38 feet to a non-tangent point of a circular curve, said point bears N83°00'11"W from the center of said curve; thence southeasterly along the arc of said curve to the left having a radius of 591.00 feet and a central angle of 04°19'46", for an arc distance of 44.66 feet to a point of reverse curvature of a circular curve; thence southwesterly along the arc of said curve to the right having a radius of 25.00 feet and a central angle of 60°24'42", for an arc distance of 26.36 feet to a point of reverse curvature of a circular curve; thence southwesterly, southeasterly along the arc of said curve to the left having a radius of 63.00 feet and a central angle of 150°45'26", for an arc distance of 165.77 feet to a point of tangency; thence S87°40'41"E for a distance of 21.00 feet; thence S02°19'19"W for a distance of 137.92 feet to a point of curvature of a circular curve; thence southwesterly along the arc of said curve to the right having a radius of 418.00 feet and a central angle of 74°25'20", for an arc distance of 542.95 feet to a point of compound curvature of a circular curve; thence southwesterly along the arc of said curve to the right having a radius of 2,862.79 feet and a central angle of 10°07'31", for an arc distance of 505.91 feet to the point of beginning, lying and being in Miami-Dade County, Florida and contains 10.23 acres more or less.

less and except the following parcel of land:

Parcel No. 2:

A portion of the East ½ Township 51 South Range 41 East, Florida surveyed by John W. Newman, according to the plat thereof as Recorded in Plat Book 1 at Page 118, Public Records of Miami-Dade County, Florida, lying and being in the North ½ of Section 35, Township 51 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the most northerly northwest corner of Tract "A", Walden Pond, according to the plat thereof as recorded in Plat Book 149 at Page 57 of the Public Records of Miami-Dade County, Florida, being a point on the easterly Right-of-Way line of NW 9th Court per said plat of Walden Pond and being a point on a circular curve concave to the southeast whose radius point bears S77°25'27"E from said point of commencement; the following three (3) courses are along said easterly right-of-way line of said NW 9th Court; (1) thence southwesterly along the arc of said curve leading to the left having a radius of 509.00 feet through a central angle of 10°15'14" for an arc distance of 91.09 feet to a point of tangency; (2) thence S02°19'19"W for 136.07 feet; (3) thence N87°40'41"W for 1.00-foot to the southerly Right-of-Way line of said NW 9th Court; the following three (3) courses are along said southerly right-of-way line of said NW 9th Court; (1) thence N87°40'41"W for 42.00 feet to the point of beginning of the hereinafter described parcel of land; (2) thence N87°40'41"W for 21.00 feet to the beginning of a curve concave to the north having a radius of 63.00 feet; (3) thence westerly 2.86 feet along said curve through a central angle of 02°36'19" to a point of cusp with a curve concave to the southwest having a radius of 25.00 feet and to which point a radial line bears N04°55'38"E; thence southeasterly and southerly 38.13 feet along said curve through a central angle of 87°23'41" to a point of cusp on a line; thence N02°19'19"E along said line for 24.91 feet to the point of beginning.

The areas and geographical locations of this Special Taxing District are shown on the map or sketch, labeled "Exhibit A" to the Report and made a part herein by reference.

Section 4. The improvement(s) and/or services to be provided in this Special Taxing District will consist of the following:

Maintenance of landscaped swales, medians, common areas, wetlands, lakes, 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, should any association or community development district (CDD) fail to provide these services. The Special Taxing District will also 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 Miami-Dade County and recorded in the Public Records. Service will commence following failure of any association or CDD to provide these services, and upon adoption of the Special Taxing District's multipurpose maintenance assessment roll. Other maintenance services may be provided in the future as specified in the Special Taxing District's ordinance and amendments thereto.

Section 5. The estimated cost to the property owners for the multipurpose maintenance services and operation of the Special Taxing District's programs and/or services including engineering, administration, billing, collecting and processing, for the first year is \$45,182.74, and \$36,397.99 for the second year. It is estimated that the cost per assessable square foot of real property within the Special Taxing District is \$ 0.0500 for the first year, and \$0.0403 for the second year. The second and succeeding years' assessments will be adjusted from actual costs.

Section 6. Miami-Dade County, as administrator of this Special Taxing 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 Report which is made a part hereof by reference. If there is a proposed significant change to the level of service to be provided, the Parks, Recreation and Open Spaces Department shall conduct a meeting in the community, inviting all affected Special Taxing District property owners for the purpose of reviewing the Special Taxing District's budget and level of service.

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 provided with the Special Taxing District in accordance with the provisions of this Ordinance. However, multipurpose maintenance services will be provided by the Special Taxing District in accordance with the provisions of this Ordinance only if an association and, if applicable, a community development district, have failed to provide these maintenance services and the County has adopted this Special Taxing District's multipurpose maintenance assessment roll.

Section 8. Upon activation of the Special Taxing District, the County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk of the Board 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 197.3632, 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. In accordance with utilization of the ad valorem tax collection method, if such special assessments are not paid, when due, the potential for loss of title to the property exists. Furthermore, it is hereby declared that said improvements and/or 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 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 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.

Section 11. It is the intention of this Board and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

APW
DPL

Prepared by:

Daija Page Lifshitz