

Memorandum



Date: (Public Hearing 6-4-19)
April 9, 2019

Agenda Item No. 5(C)

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over a horizontal line.

Subject: Ordinance Amending the Coral Keys Homes Community Development District

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached Ordinance amending the boundaries of the Coral Keys Homes Community Development District (CDD). This proposed district lies wholly within the City of Florida City, Florida, and will be contracting by approximately 16.99 acres decreasing the total acreage of the CDD from approximately 43.27 acres to 26.28 acres pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes.

Scope

This Coral Keys Homes CDD is located within Commission District 9, represented by Commissioner Dennis C. Moss, and will provide funding for capital improvements, as well as multipurpose maintenance functions, within the CDD. The area of contraction will not be a part of the residential development.

Fiscal Impact/Funding Source

Amending the boundaries of the Coral Keys Homes CDD will have no fiscal impact to Miami-Dade County (County). CDD funding is provided by private CDD liens and assessments against affected property and may be collected privately or through the annual Combined Real Property tax bill pursuant to an interlocal agreement with the County. Adoption of this Ordinance will not affect the CDD assessments of the individual owners within the original CDD boundaries.

Social Equity Statement

The proposed ordinance grants a petition for the amendment of the Coral Keys Homes (CDD), pursuant to the procedures and factors set forth in Section 190.046, Florida statutes.

If approved, pursuant to Chapter 190, Florida Statutes, the CDD will have the power to levy taxes and special assessments and charge, collect, and enforce fees and other user charges affecting property owners within the proposed district, regardless of their demographics or income levels. The CDD is a timely, efficient, effective, responsive, and economic way to deliver and finance basic community development services.

Track Record/Monitor

A multipurpose maintenance special taxing district may be created to maintain this development's infrastructure and common areas should the Homeowners Association or CDD be dissolved or fails to fulfill its maintenance obligations. This Special Taxing District will remain dormant until such time as the County determines to implement the district.

Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners
Page 2

Background

The Coral Keys Homes CDD was created by the Board on November 15, 2005, pursuant to Ordinance No. 05-203. The original CDD boundary encompasses 43.27 acres with approximately \$12.371 million in infrastructure costs servicing 614 residential units. Upon adoption of the attached Ordinance, the Coral Keys Homes CDD will be decreased by a net acreage of approximately 16.99 acres. In accordance with Florida Statute 190, the Petitioner has paid a filing fee of \$1,500.00 and \$15,000.00 for future advertising costs to the County according to State Statute.

A declaration of restrictive covenants for the contraction of the CDD is not required.

This Board is authorized by the Florida Constitution and the County Home Rule Charter to establish governmental units, such as this CDD, within the County and to prescribe such government's jurisdiction and powers.


Michael Spring
Senior Advisor



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(C)

Please note any items checked.

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(C)
6-4-19

ORDINANCE NO. _____

ORDINANCE GRANTING PETITION OF CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT, GENERALLY BOUNDED ON THE NORTH BY SW 336 STREET, ON THE EAST BY SW 172 AVENUE, ON THE SOUTH BY THEORETICAL SW 341 STREET AND ON THE WEST BY THEORETICAL NE 3 COURT, TO CONTRACT THE BOUNDARIES OF THE DISTRICT BY APPROXIMATELY 16.99 ACRES, DECREASING THE TOTAL ACREAGE OF THE DISTRICT FROM 43.27 ACRES TO 26.28 ACRES; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, Article VIII, Section 6(1) of the Florida Constitution provides for exclusive County Charter authority to establish all governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

WHEREAS, Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Board of County Commissioners (“Board”) the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, the Florida Legislature created and expanded Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, at its meeting of November 15, 2005, the Board adopted Ordinance No. 05-203 establishing the Coral Keys Homes Community Development District (“District” or “Petitioner”) and providing for specific boundaries of the District; and

WHEREAS, pursuant to Section 190.046, Florida Statutes, the District may petition and the Board has the authority to contract the boundaries of a community development district within its jurisdiction; and

WHEREAS, the Petitioner has submitted a Petition to contract the District boundaries by approximately 16.99 acres, resulting in a total decrease in acreage of the District from 43.27 acres to 26.28 acres; and

WHEREAS, a public hearing has been conducted by the Board in accordance with the requirements and procedures of Sections 190.005(2)(b) and 190.046(1), Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and Code; and

WHEREAS, the Board finds that the statements contained in the Petition to contract the District boundaries are true and correct; and

WHEREAS, the contraction of the District boundaries is not inconsistent with any applicable element or portion of the state comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

WHEREAS, the area of land within the District as contracted is sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community and the areas of land being removed do not impact such functionality; and

WHEREAS, the District as contracted is the best alternative available for delivering the community development services and facilities that will be provided by the District, and the area of land being removed will not impact such delivery; and

WHEREAS, the community development facilities and services of the District as contracted will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District as contracted is amenable to separate special district government; and

WHEREAS, having made the foregoing findings, after a public hearing, the Board wishes to exercise the powers bestowed upon it by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by Chapter 190, Florida Statutes,

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

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The Petition to contract the District to exclude the real properties described therein, which was filed by the District on January 30, 2019, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein as Exhibit A to the Ordinance.

Section 3. The external boundaries of the District as contracted are sufficiently contiguous and shall be as depicted in the certified metes and bounds legal description attached hereto and incorporated herein as Exhibit B to the Ordinance. Furthermore, the external boundaries shall be as depicted on the location map attached hereto and incorporated herein as Exhibit C to the Ordinance.

Section 4. Except to contract the boundaries of the District as provided herein, this Ordinance does not affect, expand or modify Ordinance No. 05-203.

Section 5. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 6. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code of Miami-Dade County.

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

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

GBK/jm

Prepared by:

MJM

Michael J. Mastrucci

"EXHIBIT A to the Ordinance"

PETITION TO CONTRACT CORAL KEYS HOMES
COMMUNITY DEVELOPMENT DISTRICT

Dated: January 30, 2019

Date: January 30, 2019

To: Linda L. Cave, Deputy Clerk
Office of the Clerk of the Board
Attn: Keith Knowles

From: Lorena Guerra - Macias *LM*
Special Assessment Districts Division
Parks, Recreation and Open Spaces Department

Subject: Coral Keys Homes Community Development District –
Amendment

The attached petition was submitted by Coral Key Homes Community Development District and has been finalized, reviewed, and deemed complete by the Miami-Dade County Parks, Recreation and Open Spaces Department pursuant to Florida State Statute Chapter 190 and Miami-Dade County Policy.

The filing date of record is January 30, 2019.

Attachment

c: Michael Mastrucci
Assistant County Attorney

**BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

**IN RE: PETITION PURSUANT TO
SECTION 190.046(1), FLORIDA STATUTES,
TO CONTRACT THE BOUNDARIES
OF CORAL KEYS HOMES COMMUNITY
DEVELOPMENT DISTRICT**

**PETITION TO CONTRACT THE BOUNDARIES OF CORAL KEYS HOMES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Coral Keys Homes Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and the Miami-Dade County Home Rule Charter by Ordinance No. 05-203 of Miami-Dade County, Florida (the "County"), adopted on November 15, 2005 (the "Ordinance"), hereby petitions the **BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA** (the "Commission"), in accordance with Section 190.046(1) of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), to contract the current boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 43.27 +/- acres are currently located within the external boundaries of the District.
2. That the Board desires to contract the boundaries of the District and remove approximately 16.99 +/- acres of property from the District boundaries (the "Contraction Parcel"). The metes and bounds description of the Contraction Parcel is attached hereto as Exhibit 1. Following such amendment of the District's boundaries, all other lands in the District

will continue to be located wholly within the jurisdictional boundaries of the City of Florida City, Florida. The metes and bounds description of the proposed amended District boundaries is attached hereto and made a part hereof as Exhibit 2.

3. That the real property to be removed from the current boundaries of the District will not be a part of the community being developed within the District boundaries, will receive no special benefit from infrastructure improvements that have been funded by the District, and will not be assessed by the District. There are currently no services that are being provided by the District in the area to be removed from the boundaries of the District. No special assessments have been levied against the real property being removed from the boundaries of the District.

4. That Florida City 70 Acres, LLC, a Florida limited liability company and Amber Key, LLC, a Florida limited liability company, are the owners of the lands comprising the Contraction Parcel (collectively the "Landowner"). Attached hereto as Exhibit 3 and made a part hereof is the written consent of the Landowner to the removal of the Contraction Parcel from the District. The favorable action of the Board authorizing the filing of this Petition, as is evidenced by the copy of District Resolution No. 2017-01 attached hereto as Exhibit 4, constitutes consent for all the landowners within the District pursuant to Section 190.046(1)(g), Florida Statutes.

5. That attached hereto as Exhibit 5 and made a part hereof is a designation of the future general distribution, location, and extent of public and private uses of land proposed for the area to be excluded from the District by the future land use plan element of the effective local government comprehensive plan. Contraction of the District in the manner proposed in this Petition is not inconsistent with the adopted local government comprehensive plan.

6. That annexed hereto as Exhibit 6 and made a part hereof is a statement of

estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

7. That annexed hereto as Exhibit 7 is a copy of a Resolution of the City Commission of the City of Florida City, Florida, expressing its support for the contraction of the boundaries of the District.

8. That following the proposed contraction of the District's boundaries (i) the contraction of the District boundaries will not be inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan; (ii) the area of land comprising the District will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community; (iii) the District will continue to present the best alternative available for delivering the community development facilities and services to the area that will be served by the District; (iv) the community development facilities and services of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and (v) the area comprising the District will be amenable to separate special-purpose government.

9. That all statements contained within this Petition are true and correct.

WHEREFORE, Petitioner, the Board of Supervisors of the Coral Keys Homes Community Development District, hereby respectfully requests the Commission to:

A. Direct its staff to notice, as soon as practicable, a local public non-emergency hearing pursuant to the requirements of Section 190.046(1)(b) of the Act to consider whether to grant the petition for the contraction of the District's boundaries and to amend the Ordinance establishing the District to reflect the new boundaries of the District.

B. Grant this Petition and enact an ordinance pursuant to applicable law amending

the Ordinance establishing the District to reflect the new boundaries of the District.

RESPECTFULLY SUBMITTED this 27 day of July, 2018.

**CORAL KEYS HOMES COMMUNITY
DEVELOPMENT DISTRICT**

By: [Signature]
Name: Alicia Pina
Title: Chairperson

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 27 day of July, 2018, by Alicia Pina, the Chairperson of the Board of Supervisors of the Coral Keys Homes Community Development District, who is personally known to me or produced _____ as identification.



[Signature]
Notary Public
Alys Muro
Typed, printed or stamped name of Notary Public

EXHIBIT 1

METES AND BOUNDS DESCRIPTION OF CONTRACTION PARCEL

"CORAL KEYS HOMES CONTRACTION AREA" LEGAL AND SKETCH

ABBREVIATIONS:

O.R.B. Official Record Book
 POB Point of Beginning
 POC Point of Commencement
 PG. Page
 P.B. Plat Book
 R/W Right-of-Way
 SEC. Section

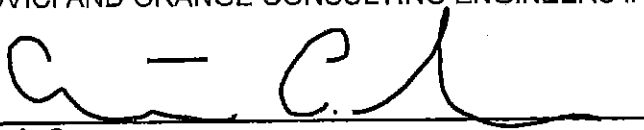
SURVEYOR'S REPORT:

- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of three (3) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of S00°29'38"E along the East line of the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

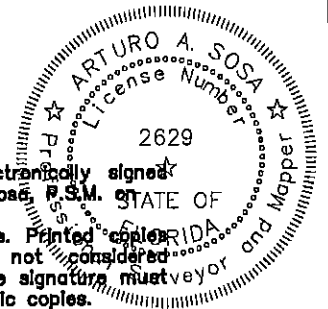
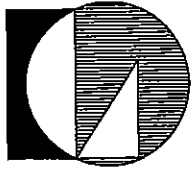
I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standard of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
 Professional Surveyor and Mapper No. 2629
 State of Florida

This item has been electronically signed and sealed by Arturo A. Sosa, P.S.M. on November 27, 2018, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LUDOVICI & ORANGE
 CONSULTING ENGINEERS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 1012
 329 Palermo Avenue, Coral Gables, Florida 33134
 Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: A.J.
 CHECKED: A.A.S.
 SCALE: AS NOTED
 DATE: 11-27-2018
 PROJ. #: 2011 13A

SHEET:
 1
 OF 3 SHEETS

**"CORAL KEYS HOMES CONTRACTION AREA"
LEGAL DESCRIPTION**

This document consists of three (3) sheets and each sheet will not be considered full, valid and complete unless attached to the others.

LEGAL DESCRIPTION:

The South 330 feet of Lot 15 of Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10, and Tracts 24 and 25 less the South 210 feet thereof and Tracts 23, 26 and 27 inclusive of "REVISED PLAT-FLORIDA CITY PARK", according to the plat thereof as recorded in Plat Book 33, Page 48, together will all roads lying adjacent to said Tracts closed and vacated by Resolution No. 95-01, as recorded in Official Record Book 16692, Page 1892 and corrected in Official Record Book 16809, Page 0198, less that portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, all from the Public Records of Miami-Dade County, Florida, lying and being in the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida, including those building areas described in that Declaration of Condominium for "FLORIDIAN KEY HOMES CONDOMINIUM NO. 1", as recorded in Official Record Book 26209, Page 3479, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the South ¼ corner of aforementioned Section 19; thence N00°29'38"W as a basis of bearing along the East line of said SW ¼ of Section 19 for a distance of 275.00 feet; thence S89°30'38"W for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S89°30'38"W along a line 210 feet North and parallel to the South lines of said Tracts 24 and 25 for a distance of 991.20 feet; thence N00°32'30"W along the West lines of said Tracts 26 and 27 for a distance of 723.83 feet; thence N89°26'05"E along a line 330 feet North and parallel with the South line of said Lot 15 of Block 3 for a distance of 991.81 feet; thence S00°29'38"E along a line 30 feet West and parallel with the East line of the SW ¼ of said Section 19, said line also being the West line of aforementioned Right-of-Way of SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, for a distance of 725.15 feet to the POINT OF BEGINNING.

Containing a gross area of 16.99 acres, more or less that includes aforementioned portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida, located adjacent to the East limits of the above described legal description.



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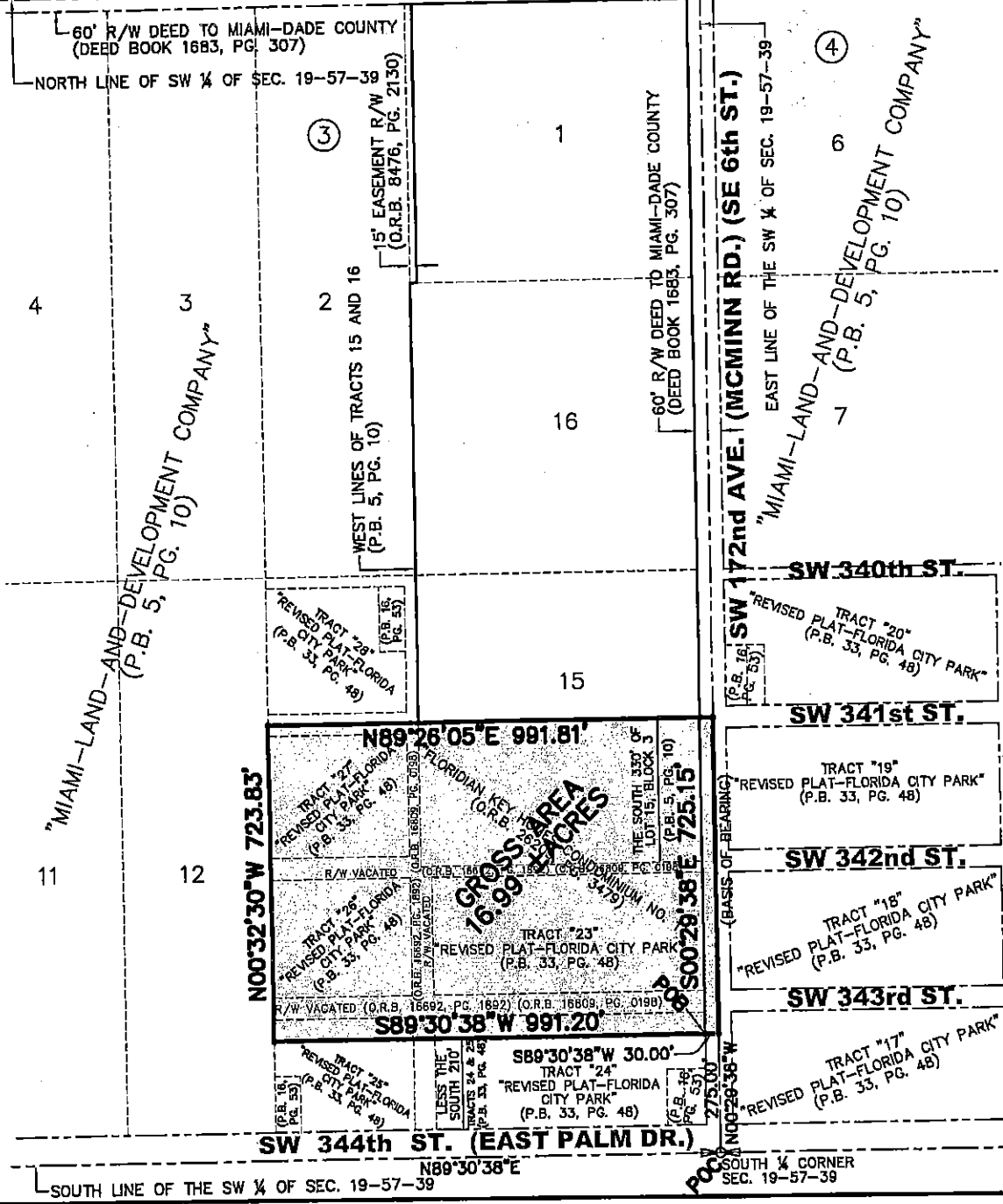
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SHEET:
2
OF 3 SHEETS

"CORAL KEYS HOMES CONTRACTION AREA" SKETCH TO ACCOMPANY LEGAL DESCRIPTION

This document consists of three (3) sheets and each sheet will not be considered full, valid and complete unless attached to the others.

SW 336th ST. (ARTHUR VINING DAVIS PKWY) (NE 7th ST.)



NOT TO SCALE



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SHEET:
3
OF 3 SHEETS

17

EXHIBIT 2

METES AND BOUNDS OF NEW DISTRICT BOUNDARIES

"CORAL KEYS HOMES NEW BOUNDARIES" LEGAL AND SKETCH

ABBREVIATIONS:

O.R.B. Official Record Book
 POB Point of Beginning
 POC Point of Commencement
 PG. Page
 P.B. Plat Book
 R/W Right-of-Way
 SEC. Section

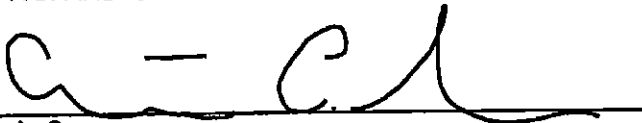
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- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of four (4) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of S00°29'38"E along the East line of the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

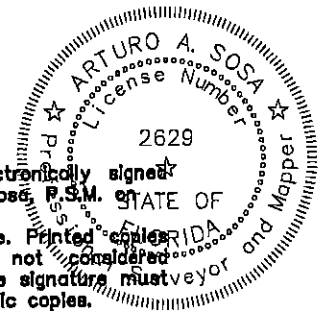

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standard of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
 Professional Surveyor and Mapper No. 2629
 State of Florida

This Item has been electronically signed and sealed by Arturo A. Sosa, P.S.M. on November 27, 2018, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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SHEET:
1
OF 4 SHEETS

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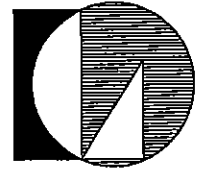
LEGAL DESCRIPTION:

Lot 1, less the West 15 feet thereof and Lots 15 and 16, all from Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10, along with Tracts 24 and 25 less the South 210 feet thereof and Tracts 23, 26 and 27 inclusive of "REVISED PLAT-FLORIDA CITY PARK", according to the plat thereof as recorded in Plat Book 33, Page 48, together with all roads lying adjacent to said Tracts closed and vacated by Resolution No. 95-01, as recorded in Official Record Book 16692, Page 1892 and corrected in Official Record Book 16809, Page 0198, less those portions of Rights-of-Way deeded to Miami-Dade County, running along SW 336th Street and SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, all from the Public Records of Miami-Dade County, Florida, lying and being in the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida, including those building areas described in that Declaration of Condominium for "FLORIDIAN KEY HOMES CONDOMINIUM NO. 1", as recorded in Official Record Book 26209, Page 3479, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the South ¼ corner of aforementioned Section 19; thence N00°29'38"W as a basis of bearing along the East line of said SW ¼ of Section 19 for a distance of 275.00 feet; thence S89°30'38"W for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S89°30'38"W along a line 210 feet North and parallel to the South lines of said Tracts 24 and 25 for a distance of 991.20 feet; thence N00°32'30"W along the West lines of said Tracts 26 and 27 for a distance of 723.83 feet; thence N89°26'05"E along a line 330 feet North and parallel with the South line of said Lot 15 of Block 3 for a distance of 340.60 feet; thence N00°31'33"W along the West lines of said Lots 15 and 16 for a distance of 1,008.57 feet; thence N89°16'59"E along the South line of said Lot 1 for a distance of 15.00 feet; thence N00°31'33"W along a line 15 feet East and parallel with the West line of said Lot 1 for a distance of 639.30 feet; thence N89°12'27"E along a line 30 feet South and parallel with the North line of the SW ¼ of said Section 19 for a distance of 637.13 feet, said line also being the South line of aforementioned Right-of-Way of SW 336th Street, as recorded in Deed Book 1683, Page 307; thence S00°29'38"E along a line 30 feet West and parallel with the East line of the SW ¼ of said Section 19, said line also being the West line of aforementioned Right-of-Way of SW 172nd Avenue, as recorded in Deed Book 1683, Page 307 for a distance of 2375.59 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION CONTINUES ON SHEET 3



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SHEET:
2
OF 4 SHEETS

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**"CORAL KEYS HOMES NEW BOUNDARIES"
LEGAL DESCRIPTION**

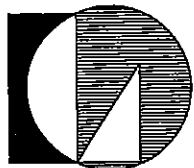
LEGAL DESCRIPTION FROM SHEET 2

This document consists of four (4) sheets and each sheet will not be considered full, valid and complete unless attached to the others.

The South 330 feet of Lot 15 of Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10, and Tracts 24 and 25 less the South 210 feet thereof and Tracts 23, 26 and 27 inclusive of "REVISED PLAT-FLORIDA CITY PARK", according to the plat thereof as recorded in Plat Book 33, Page 48, together will all roads lying adjacent to said Tracts closed and vacated by Resolution No. 95-01, as recorded in Official Record Book 16692, Page 1892 and corrected in Official Record Book 16809, Page 0198, less that portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, all from the Public Records of Miami-Dade County, Florida, lying and being in the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida, including those building areas described in that Declaration of Condominium for "FLORIDIAN KEY HOMES CONDOMINIUM NO. 1", as recorded in Official Record Book 26209, Page 3479, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the South ¼ corner of aforementioned Section 19; thence N00°29'38"W as a basis of bearing along the East line of said SW ¼ of Section 19 for a distance of 275.00 feet; thence S89°30'38"W for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S89°30'38"W along a line 210 feet North and parallel to the South lines of said Tracts 24 and 25 for a distance of 991.20 feet; thence N00°32'30"W along the West lines of said Tracts 26 and 27 for a distance of 723.83 feet; thence N89°26'05"E along a line 330 feet North and parallel with the South line of said Lot 15 of Block 3 for a distance of 991.81 feet; thence S00°29'38"E along a line 30 feet West and parallel with the East line of the SW ¼ of said Section 19, said line also being the West line of aforementioned Right-of-Way of SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, for a distance of 725.15 feet to the POINT OF BEGINNING.

Containing a gross area of 26.28 acres, more or less that includes said West 15 feet of Lot 1, Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10 and those portions of said Rights-of-Way deeded to Miami-Dade County, running along SW 336th Street and SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, located adjacent to the North and East limits of the above described legal description and adjacent to the North limits of said West 15 of Lot 1, Block 3, all from the Public Records of Miami-Dade County, Florida.



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

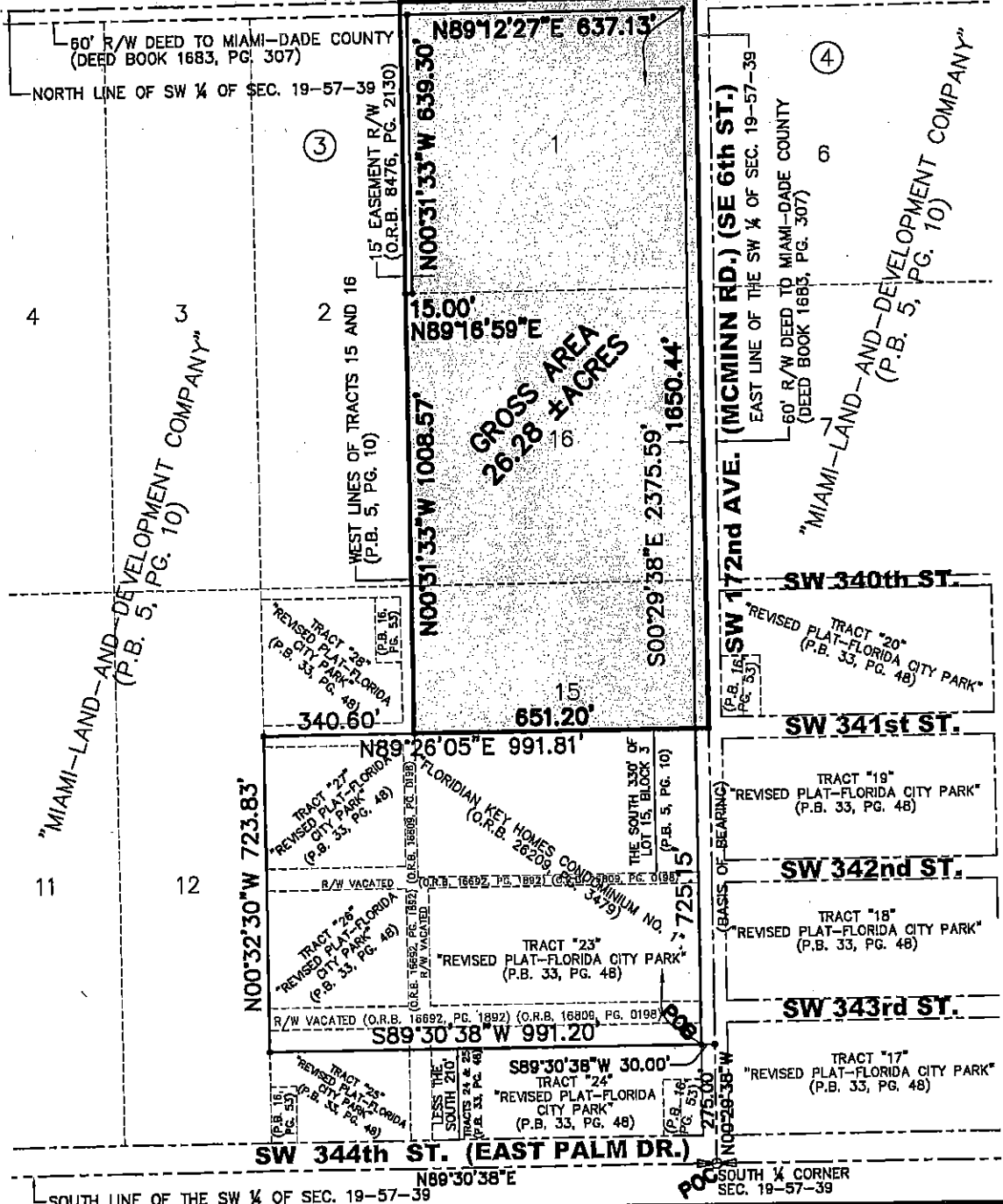
DRAWN: A.J.
CHECKED: A.A.S.
SCALE: AS NOTED
DATE: 11-27-2018
PROJ. #: 2011 13A

SHEET:
3
OF 4 SHEETS

**"CORAL KEYS HOMES NEW BOUNDARIES"
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

This document consists of four (4) sheets and each sheet will not be considered full, valid and complete unless attached to the others.

SW 336th ST. (ARTHUR VINING DAVIS PKWY) (NE 7th ST.)



NORTH
NOT TO SCALE

LUDOVICI & ORANGE
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PROJ. #: 2011 13A

SHEET:
4
OF 4 SHEETS

EXHIBIT 3

AFFIDAVIT OF OWNERS' CONSENT

AFFIDAVIT

On this 30th day of January, 2019, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Jason O. Floyd, who, after being duly sworn, deposes and says:

1. Affiant, Jason O. Floyd, is the Vice President of Ambar Key Homes GP, LLC, a Florida limited company and general partner of Ambar Key Homes, Ltd., a Florida limited partnership and is also the Vice President of Ambar Key GP, LLC, a Florida limited liability company and general partner of Ambar Key, Ltd., a Florida limited partnership (the "Company").

2. The Company is the fee title owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property").

3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Company, including the Petition to Contract the Boundaries of the Coral Keys Homes Community Development District before the County Commission of Miami-Dade County, Florida, pursuant to Section 190.046(1), Florida Statutes.

4. The Property consists of approximately 16.99 acres of real property located in the City of Florida City, Florida.

5. Affiant, on behalf of the Company, as the fee simple owner of the Property, in the capacity described above, hereby gives its full consent to the contraction of the external boundaries of the Coral Keys Homes Community Development District to exclude the Property therein.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of January, 2019.

Ambar Key Homes, Ltd., a Florida limited partnership and
Ambar Key, Ltd, a Florida limited partnership

Ambar Key Homes GP, LLC, a Florida limited liability
company, as general partner of Ambar Key Homes, Ltd. and
Ambar Key GP, LLC, a Florida limited liability company, as
general partner of Ambar Key, Ltd.

By: [Signature]
Name: Jason O. Floyd
Title: Vice President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 30th day of January, 2019, by Jason O. Floyd, Vice President of Ambar Key Homes GP, LLC, a Florida limited liability company as general partner of Ambar Key Homes, Ltd., and Vice President of Ambar Key GP, LLC, a Florida limited liability company, as general partner of Ambar Key, Ltd. He is personally known to me or produced _____ as identification.

Notary: [Signature]

Print: _____
Notary Public, State of Florida



24

Exhibit "A"

Description of Parcel A

LEGAL DESCRIPTION

"CORAL KEYS HOMES CONTRACTION AREA"

The South 330 feet of Lot 15 of Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10, and Tracts 24 and 25 less the South 210 feet thereof and Tracts 23, 26 and 27 inclusive of "REVISED PLAT-FLORIDA CITY PARK", according to the plat thereof as recorded in Plat Book 33, Page 48, together with all roads lying adjacent to said Tracts closed and vacated by Resolution No. 95-01, as recorded in Official Record Book 16692, Page 1892 and corrected in Official Record Book 16809, Page 0198, less that portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, all from the Public Records of Miami-Dade County, Florida, lying and being in the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida, including those building areas described in that Declaration of Condominium for "FLORIDIAN KEY HOMES CONDOMINIUM NO. 1", as recorded in Official Record Book 26209, Page 3479, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the South ¼ corner of aforementioned Section 19; thence N00°29'38"W as a basis of bearing along the East line of said SW ¼ of Section 19 for a distance of 275.00 feet; thence S89°30'38"W for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S89°30'38"W along a line 210 feet North and parallel to the South lines of said Tracts 24 and 25 for a distance of 991.20 feet; thence N00°32'30"W along the West lines of said Tracts 26 and 27 for a distance of 723.83 feet; thence N89°26'05"E along a line 330 feet North and parallel with the South line of said Lot 15 of Block 3 for a distance of 991.81 feet; thence S00°29'38"E along a line 30 feet West and parallel with the East line of the SW ¼ of said Section 19, said line also being the West line of aforementioned Right-of-Way of SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, for a distance of 725.15 feet to the POINT OF BEGINNING.

Containing a gross area of 16.99 acres, more or less that includes aforementioned portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida, located adjacent to the East limits of the above described legal description.

EXHIBIT 4

**RESOLUTION OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT
DISTRICT BOARD OF SUPERVISORS**

RESOLUTION NO. 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO CONTRACT THE BOUNDARIES OF THE DISTRICT, PURSUANT TO SECTION 190.046, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Coral Keys Homes Community Development District (the "District") currently encompasses a total of approximately 43.27 acres located entirely within the boundaries of the Florida City (the "City") and Miami-Dade County, Florida (the "County")

WHEREAS, the District Board of Supervisors ("Board") has determined that it is in the best interests of the District and its residents to contract the boundaries of the District to remove approximately 16.9 gross acres described in Exhibit "A" attached hereto (the "Contraction Parcel"); and

WHEREAS, after the contraction of the boundaries of the District, the District will continue to exercise its powers and functions subject to, not inconsistent with and in compliance with all comprehensive planning, land development regulations, laws and policies of the City and the County and any applicable licenses, permits and development orders pursuant to Section 190.003 (3) and (4), Florida Statutes; and

WHEREAS, the community development services and facilities of the District will continue to be compatible with the capacity and use of existing local and regional community development services and facilities after the contraction; and

WHEREAS, the land uses and services within the District will continue to not be inconsistent with applicable elements and portions of the applicable comprehensive plans after the contraction; and

WHEREAS, the District acknowledges that the Contraction Parcel is currently under an agreement for purchase and sale and that the seller is responsible for any District fees or assessments that may be levied and imposed upon the Contraction Parcel prior to the adoption of the Ordinance removing the Contraction Parcel from the boundaries of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes, ratifies and confirms the filing of a petition to contract the boundaries of the District to exclude the Contraction Parcel in accordance with Section 190.046, Florida Statutes, with the Florida City and Miami-Dade County.

SECTION 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

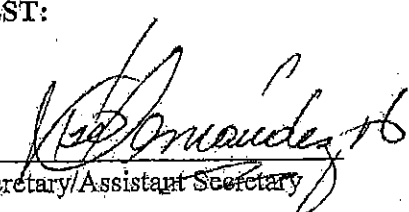
SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 18 DAY OF October, 2016.

ATTEST:

By:


Secretary/Assistant Secretary

CORAL KEYS HOMES COMMUNITY
DEVELOPMENT DISTRICT

By:

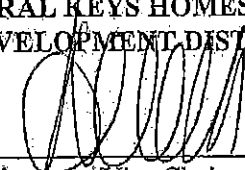

Chairperson/Vice Chairperson

Exhibit "A"

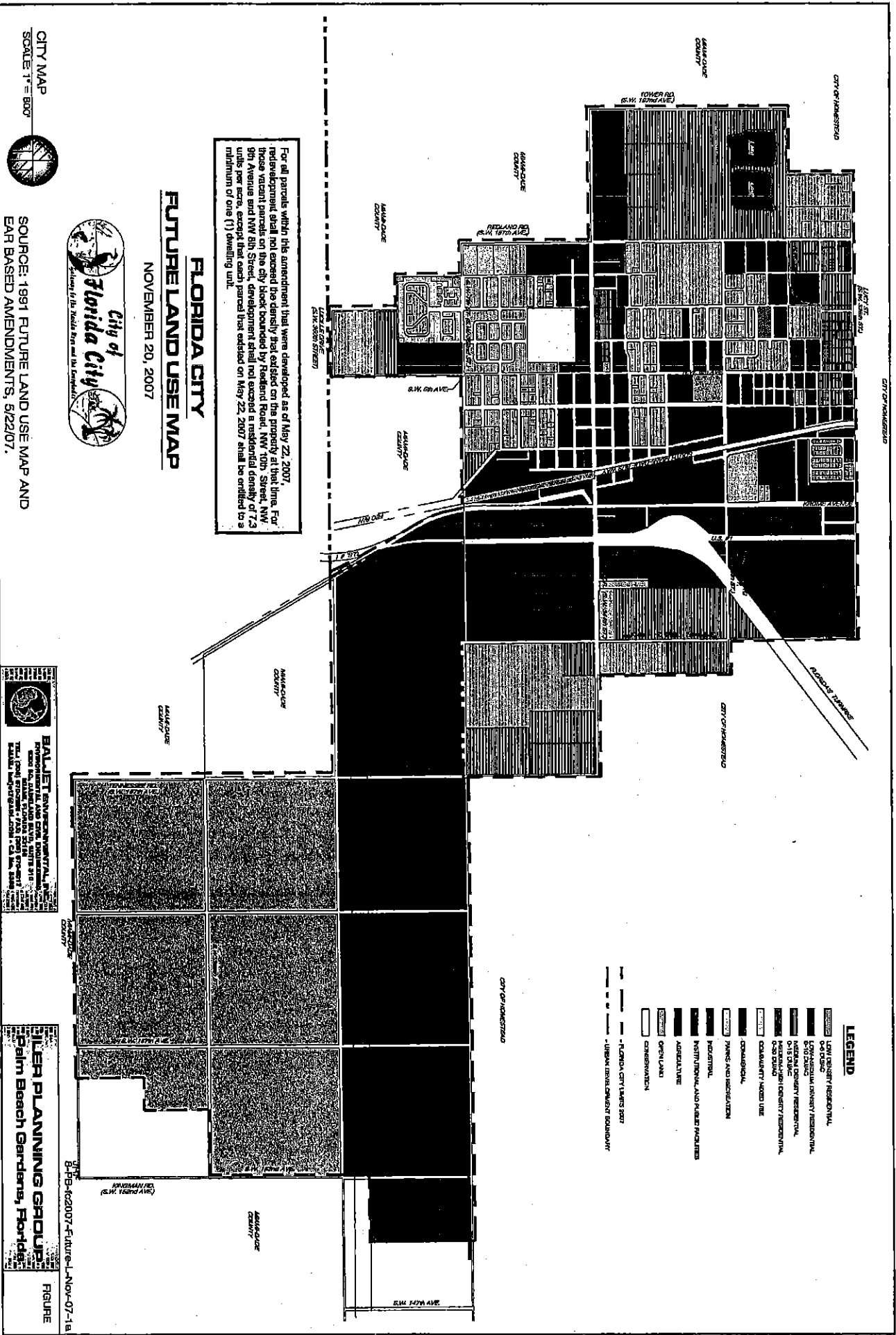
The South 330 feet of Lot 15 of Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10, and Tracts 24 and 25 less the South 210 feet thereof and Tracts 23, 26 and 27 inclusive of "REVISED PLAT-FLORIDA CITY PARK", according to the plat thereof as recorded in Plat Book 33, Page 48, together with all roads lying adjacent to said Tracts closed and vacated by Resolution No. 95-01, as recorded in Official Record Book 16692, Page 1892 and corrected in Official Record Book 16809, Page 0198, less that portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, all from the Public Records of Miami-Dade County, Florida, lying and being in the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida, including those building areas described in that Declaration of Condominium for "FLORIDIAN KEY HOMES CONDOMINIUM NO. 1", as recorded in Official Record Book 26209, Page 3479, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the South ¼ corner of aforementioned Section 19; thence N00°29'38"W as a basis of bearing along the East line of said SW ¼ of Section 19 for a distance of 275.00 feet; thence S89°30'38"W for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S89°30'38"W along a line 210 feet North and parallel to the South lines of said Tracts 24 and 25 for a distance of 991.20 feet; thence N00°32'30"W along the East lines of said Tracts 26 and 27 for a distance of 723.83 feet; thence N89°26'05"E along a line 330 feet North and parallel with the South line of said Lot 15 of Block 3 for a distance of 991.81 feet; thence S00°29'38"E along a line 30 feet West and parallel with the East line of the SW ¼ of said Section 19, said line also being the West line of aforementioned Right-of-Way of SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, for a distance of 725.15 feet to the POINT OF BEGINNING.

Containing a gross area of 16.99 acres, more or less that includes aforementioned portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida, located adjacent to the East limits of the above described legal description.

EXHIBIT 5

FUTURE LAND USE



For all parcels within this amendment that were developed as of May 22, 2007, redevelopment shall not exceed the density that existed on the property at that time. For those vacant parcels on the city block bounded by Redland Road, NW 10th Street, NW 9th Avenue and NW 8th Street, development shall not exceed a residential density of 7.3 units per acre, except that each parcel that existed on May 22, 2007 shall be entitled to a minimum of one (1) dwelling unit.

**FLORIDA CITY
FUTURE LAND USE MAP**
NOVEMBER 20, 2007



CITY MAP
SCALE 1" = 500'

SOURCE: 1991 FUTURE LAND USE MAP AND
EAR BASED AMENDMENTS, 5/22/07.

BALLET CONSULTANTS
PLANNING AND DESIGN
1000 SOUTH FLORIDA AVENUE
SUITE 200
FLORIDA CITY, FLORIDA 33131
TEL: (305) 888-8888
WWW.BALLETCONSULTANTS.COM

PLANNING GROUP
1000 SOUTH FLORIDA AVENUE
SUITE 200
FLORIDA CITY, FLORIDA 33131
TEL: (305) 888-8888
WWW.PLANNINGGROUP.COM

FIGURE

EXHIBIT 6

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to contract the boundaries of the Coral Keys Homes Community Development District ("District"). The District currently comprises approximately 43.27 +/- acres of land located in the City of Florida City, Florida. This SERC is specific for one (1) area to be removed consisting of approximately 16.99 +/- acres.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), Florida Statutes ("F.S.") governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of Coral Keys Homes Community Development District

The District is designed to provide district infrastructure, services, and facilities along with their operations and maintenance to a planned residential development. The proposed area of removal will not be a part of the residential community within the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the ordinance directly or indirectly;

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment or private sector investment in excess of \$1 million in aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with person doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the ordinance.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the proposed ordinance. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the ordinance, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. Miami-Dade County is not defined as a small County for purposes of this requirement.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

It is unlikely the boundary amendment will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The District currently serves land that comprises a 43.27 +/- acre development. Upon approval of the Petition to contract the boundaries (and the Contraction Petition), the District's boundaries will comprise approximately 26.28 +/- acres. This boundary amendment will remove one (1) area of land from the District boundary and will not be a part of the residential community in the District.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project that is anticipated to affect state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

Since the District already exists, there will be no additional ongoing costs to various State governmental entities to implement and enforce the proposed boundary amendment. Further, the District comprises less than 1,000 acres, and therefore, Miami-Dade County is the establishing entity under 190.005(2), Florida Statutes, to review and act upon the petition to contract the boundaries of the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and it is required to file various reports to the State of Florida, the Department of Economic Opportunity and other agencies of the State. The filing requirements are outlined in Appendix A. However, the additional costs to the State and its various departments to process the additional filing from the District are very low, since the State routinely processes filings from over 500 similar districts. Finally, the filing fees paid by the District are designed to offset any additional costs to the State.

Miami-Dade County and City of Florida City

There will be only modest costs to the County and City for a number of reasons. First, review of the petition to contract the boundaries of the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the County routinely process similar petitions though for entirely different subjects, for land uses and zoning changes that are far more complex than is the petition to contract an existing community development district.

The annual costs to Miami-Dade County, because of the proposed contraction of the boundaries of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District. The County may incur certain advertising costs associated with the processing of the Petition to Contract the District Boundaries. The Petitioner has paid a fee with this submittal to offset any expenses the County may incur in the processing of this Petition.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other units of local government, except the District. In accordance with State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Transactional costs associated with community development district (CDDs) are typically related to the financing and maintenance of infrastructure. When the petition to form the District was originally submitted and approved by the City, the petitioner estimated the design and development costs for providing capital facilities. In this case, the area being removed from the District has no assessments for debt imposed thereon.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the proposed contraction of the boundaries of the District.

The development is located in the City of Florida City. As of the Census date, the 2010 Census, the City has a population that is greater than 75,000 people. Therefore, the City is not defined as a "small" City according to Section 120.52, Florida Statutes, and there will accordingly be no impact on a small City because of the proposed amendment of the boundaries of the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FLORIDA STATUTE CITE	DATE
Annual Financial Audit	11.45	12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 9 months after end of fiscal year
TRIM Compliance Report	200.068	30 days after adoption of assessment resolution
Form 1 - Limited Financial Disclosure	112.3144	by July 1
Public Depositor Report	280.17	by November 30
Proposed Budget	190.008	sixty (60) days prior to adoption of final budget
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	When issued

EXHIBIT 7

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY,
FLORIDA

RESOLUTION NO. 18-28

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, PURSUANT TO SECTION 190.046(D)(B), FLORIDA STATUTES APPROVING AND SUPPORTING AN APPLICATION TO MODIFY THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT BOUNDARIES, REDUCING THE DISTRICT'S BOUNDARIES BY 16.99 +/- ACRES, AND AMEND MIAMI-DADE COUNTY ORDINANCE ESTABLISHING THE DISTRICT TO REFLECT THE NEW BOUNDARIES OF THE DISTRICT TOTALING 26.28 +/- ACRES; PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Coral Keys Homes Community Development District (the "District") is requesting a resolution from the City of Florida City approving and supporting an application to Miami-Dade County (the "County") to contract the boundaries of, and amend the County Ordinance establishing the Coral Keys Homes Community Development District (the "District") to reflect the new boundaries of the District within the geographic boundaries of the City, as described in Exhibit "A"; and

WHEREAS, Section 190.046, Florida Statutes, requires the approval of the municipality in which a community development district is located before the corresponding county may approve a modification of the boundary of that community development district; and

WHEREAS, the boundary contraction will not affect the District's ability to continue to exercise its powers and functions subject to, not inconsistent with and in compliance with all comprehensive planning, land development regulations, laws and policies of the City and the County and any applicable licenses, permits and development orders pursuant to Section 190.003 (3) and (4), Florida Statutes; and

WHEREAS, the City Commission, after careful review and deliberation, determined that the boundary contraction to the District is in the best interest of the community and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA;

Section 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

Section 2. The application to contract the boundaries of the District by 16.99 +/- acres and amend the Miami-Dade County Ordinance establishing the District to reflect the new boundaries of the District totaling 26.28 +/- acres, as described in Exhibit "A" is hereby approved and supported.

Section 3. The City Manager, City Attorney, and City Clerk are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

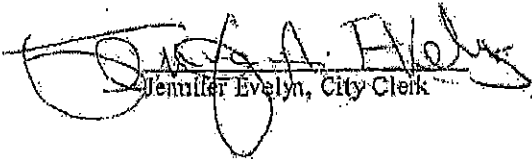
Section 4. This Resolution shall become effective upon its passage and adoption by the City Commission and is binding on all successors and assigns.

RESOLUTION NO: 18-28

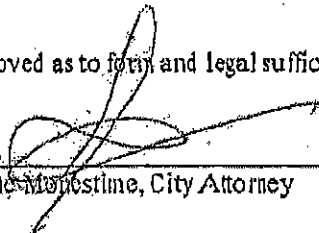
PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 12th day of June, 2018.


Otis T. Wallace, Mayor

Attest:


Jennifer Evelyn, City Clerk

Approved as to form and legal sufficiency:


Regina Monestime, City Attorney

Offered by: Mayor

Motion to adopt by Comm. Butler seconded by Vice Mayor Shiver

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	<u>Yes</u>
Vice Mayor R.S. Shiver	<u>Yes</u>
Commissioner Eugene D. Berry	<u>Yes</u>
Commissioner Avis Brown	<u>Yes</u>
Commissioner Sharon Butler	<u>Yes</u>

STATE OF FLORIDA
COUNTY OF MIAMI
Jennifer A. Evelyn
City Clerk

I, Jennifer A. Evelyn
of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof filed in this office.
WITNESS my hand and the seal of said City

this 12th day of June AD 20 18

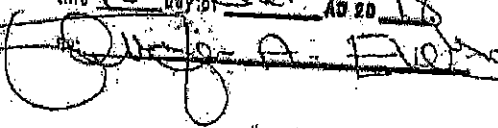


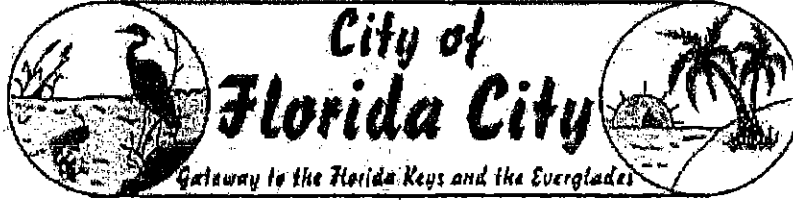
Exhibit "A"

Legal Description of CDD Contraction Area

The South 330 feet of Lot 15 of Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10, and Tracts 24 and 25 less the South 210 feet thereof and Tracts 23, 26, and 27 inclusive of "REVISED PLAT-FLORIDA CITY PARK", according to the plat thereof as recorded in Plat Book 33, Page 48, together with all roads lying adjacent to said Tracts closed and vacated by Resolution No. 95-01, as recorded in Official Record Book 16692, Page 1892 and corrected in Official Record Book 16809, Page 0198, less that portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, all from the Public Records of Miami-Dade County, Florida, lying and being in the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida, including those building areas described in that Declaration of Condominium for "FLORIDIAN KEY HOMES CONDOMINIUM NO. 1", as recorded in Official Record Book 26209, Page 3479, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the South ¼ corner of aforementioned Section 19; thence N00°29'38"W as a basis of bearing along the East line of said SW ¼ of Section 19 for a distance of 275.00 feet; thence S89°30'38"W for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S89°30'38"W along a line 210 feet North and parallel to the South lines of said Tracts 24 and 25 for a distance of 991.20 feet; thence N00°32'30"W along the East lines of said Tracts 26 and 27 for a distance of 723.83 feet; thence N89°26'05"E along a line 330 feet North and parallel with the South line of said Lot 15 of Block 3 for a distance of 991.81 feet; thence S00°29'38"E along a line 30 feet West and parallel with the East line of the SW ¼ of said Section 19, said line also being the West line of aforementioned Right-of-Way of SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, for a distance of 725.15 feet to the POINT OF BEGINNING.

Containing a gross area of 16.99 acres, more or less that includes aforementioned portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida, located adjacent to the East limits of the above described legal description.



June 5, 2018

To: Mayor and City Commissioners

From: Henry Iler, AICP
Florida City Planner

Re: Ambar Key Resolution No. 18-28

The Ambar Key Planned Unit Development (PUD) is located on the west side of SW 172nd Avenue approximately 300 feet north of East Palm Drive. The 17-acre parcel was recently re-approved by the City Commission for 249 townhomes, of which 77 were previously constructed. Dating back to 2004, this parcel was part of the larger Coral Keys Homes PUD (43+ acres) which included lands to the north but was severed from that PUD in 2013 when the separate Ambar Key PUD was created.

The Coral Keys Homes PUD was initially developed in 2004 with the creation of a Community Development District (CDD) for the site to provide funds for up-front development costs like water, sewer, roads and drainage. The current Ambar Key tract was included in the original CDD. All CDDs in Miami-Dade County are administered by the County.

The Ambar Key developer, Elena Adames, has now submitted a request for City support in her application to Miami-Dade County to allow the contraction of the Coral Keys Homes CDD boundaries from 43.27 acres to 26.28 acres, through the removal of the 17-acre Ambar Key parcel. The associated Resolution No. 18-28 would provide that support.

Staff has reviewed the request and determined it should have no adverse impact on the City as a whole or future development potential of the Ambar Key PUD site, and in fact will be beneficial. The infrastructure for Ambar Key is already in place for the most part and no bonds were drawn by the CDD for those facilities. Thus this will be a clean financial break for the developer, and allow for clear title and lower ongoing operating expenses. This resolution and eventual CDD contraction approval by the County should facilitate build-out of the Ambar Key development.

Staff recommends approval of Resolution No. 18-28.

Thank you

"EXHIBIT B to the Ordinance"

Legal Description

LEGAL DESCRIPTION

"CORAL KEYS HOMES CONTRACTION AREA"

The South 330 feet of Lot 15 of Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10, and Tracts 24 and 25 less the South 210 feet thereof and Tracts 23, 26 and 27 inclusive of "REVISED PLAT-FLORIDA CITY PARK", according to the plat thereof as recorded in Plat Book 33, Page 48, together with all roads lying adjacent to said Tracts closed and vacated by Resolution No. 95-01, as recorded in Official Record Book 16692, Page 1892 and corrected in Official Record Book 16809, Page 0198, less that portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, all from the Public Records of Miami-Dade County, Florida, lying and being in the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida, including those building areas described in that Declaration of Condominium for "FLORIDIAN KEY HOMES CONDOMINIUM NO. 1", as recorded in Official Record Book 26209, Page 3479, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the South ¼ corner of aforementioned Section 19; thence N00°29'38"W as a basis of bearing along the East line of said SW ¼ of Section 19 for a distance of 275.00 feet; thence S89°30'38"W for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S89°30'38"W along a line 210 feet North and parallel to the South lines of said Tracts 24 and 25 for a distance of 991.20 feet; thence N00°32'30"W along the West lines of said Tracts 26 and 27 for a distance of 723.83 feet; thence N89°26'05"E along a line 330 feet North and parallel with the South line of said Lot 15 of Block 3 for a distance of 991.81 feet; thence S00°29'38"E along a line 30 feet West and parallel with the East line of the SW ¼ of said Section 19, said line also being the West line of aforementioned Right-of-Way of SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, for a distance of 725.15 feet to the POINT OF BEGINNING.

Containing a gross area of 16.99 acres more or less that includes aforementioned portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida, located adjacent to the East limits of the above described legal description.

LEGAL DESCRIPTION

"CORAL KEYS HOMES NEW BOUNDARIES"

Lot 1, less the West 15 feet thereof and Lots 15 and 16, all from Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10, along with Tracts 24 and 25 less the South 210 feet thereof and Tracts 23, 26 and 27 inclusive of "REVISED PLAT-FLORIDA CITY PARK", according to the plat thereof as recorded in Plat Book 33, Page 48, together with all roads lying adjacent to said Tracts closed and vacated by Resolution No. 95-01, as recorded in Official Record Book 16692, Page 1892 and corrected in Official Record Book 16809, Page 0198, less those portions of Rights-of-Way deeded to Miami-Dade County, running along SW 336th Street and SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, all from the Public Records of Miami-Dade County, Florida, lying and being in the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida, including those building areas described in that Declaration of Condominium for "FLORIDIAN KEY HOMES CONDOMINIUM NO. 1", as recorded in Official Record Book 26209, Page 3479, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the South ¼ corner of aforementioned Section 19; thence N00°29'38"W as a basis of bearing along the East line of said SW ¼ of Section 19 for a distance of 275.00 feet; thence S89°30'38"W for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S89°30'38"W along a line 210 feet North and parallel to the South lines of said Tracts 24 and 25 for a distance of 991.20 feet; thence N00°32'30"W along the West lines of said Tracts 26 and 27 for a distance of 723.83 feet; thence N89°26'05"E along a line 330 feet North and parallel with the South line of said Lot 15 of Block 3 for a distance of 340.60 feet; thence N00°31'33"W along the West lines of said Lots 15 and 16 for a distance of 1,008.57 feet; thence N89°16'59"E along the South line of said Lot 1 for a distance of 15.00 feet; thence N00°31'33"W along a line 15 feet East and parallel with the West line of said Lot 1 for a distance of 639.30 feet; thence N89°12'27"E along a line 30 feet South and parallel with the North line of the SW ¼ of said Section 19 for a distance of 637.13 feet, said line also being the South line of aforementioned Right-of-Way of SW 336th Street, as recorded in Deed Book 1683, Page 307; thence S00°29'38"E along a line 30 feet West and parallel with the East line of the SW ¼ of said Section 19, said line also being the West line of aforementioned Right-of-Way of SW 172nd Avenue, as recorded in Deed Book 1683, Page 307 for a distance of 2375.59 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

The South 330 feet of Lot 15 of Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10, and Tracts 24 and 25 less the South 210 feet thereof and Tracts 23, 26 and 27 inclusive of "REVISED PLAT-FLORIDA CITY PARK", according to the plat thereof as recorded in Plat Book 33, Page 48, together with all roads lying adjacent to said Tracts closed and vacated by Resolution No. 95-01, as recorded in Official Record Book 16692, Page 1892 and corrected in Official Record Book 16809, Page 0198, less that portion of Right-of-Way deeded to Miami-Dade County, running along SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, all from the Public Records of Miami-Dade County, Florida, lying and being in the SW ¼ of Section 19, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida, including those building areas described in that Declaration of Condominium for "FLORIDIAN KEY HOMES CONDOMINIUM NO. 1", as recorded in Official Record Book 26209, Page 3479, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the South ¼ corner of aforementioned Section 19; thence N00°29'38"W as a basis of bearing along the East line of said SW ¼ of Section 19 for a distance of 275.00 feet; thence S89°30'38"W for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S89°30'38"W along a line 210 feet North and parallel to the South lines of said Tracts 24 and 25 for a distance of 991.20 feet; thence N00°32'30"W along the West lines of said Tracts 26 and 27 for a distance of 723.83 feet; thence N89°26'05"E along a line 330 feet North and parallel with the South line of said Lot 15 of Block 3 for a

distance of 991.81 feet; thence S00°29'38"E along a line 30 feet West and parallel with the East line of the SW ¼ of said Section 19, said line also being the West line of aforementioned Right-of-Way of SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, for a distance of 725.15 feet to the POINT OF BEGINNING.

Containing a gross area of 26.28 acres, more or less that includes said West 15 feet of Lot 1, Block 3, of "MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 10 and those portions of said Rights-of-Way deeded to Miami-Dade County, running along SW 336th Street and SW 172nd Avenue, as recorded in Deed Book 1683, Page 307, located adjacent to the North and East limits of the above described legal description and adjacent to the North limits of said West 15 of Lot 1, Block 3, all from the Public Records of Miami-Dade County, Florida.

"EXHIBIT C to the Ordinance"

District Boundaries and Geographical Location Sketch



SW 336 STREET / ARTHUR VINING DAVIS PKWY (NE 7 STREET)

THEO. NE 3 COURT

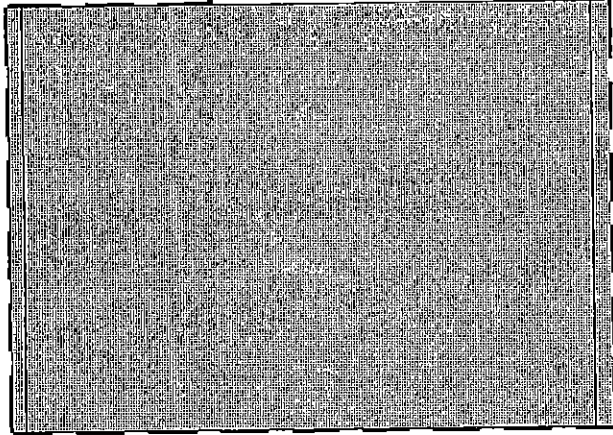
TRACT "A"

DISTRICT
BOUNDARIES

SW 172 AVENUE / MCMINN ROAD (SE 6 STREET)

THEO. SW 341 STREET

NE 3 AVENUE



THEO. SW 343 STREET

CORAL KEYS HOMES
COMMUNITY DEVELOPMENT DISTRICT
(AMENDMENT)



SHADED AREA TO BE REMOVED

(COMM. 0009)
SECTION: 19-57-39

EXHIBIT "C" TO THE ORDINANCE
(Boundaries & Geographical Location Sketch)

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