

Memorandum



(Public Hearing 3-3-20)

Date: February 4, 2020

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 the printed name of the Mayor.

Agenda Item No. 5(C)

Subject: Ordinance Creating the Campo Bello 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 creation of the Campo Bello 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 8, which is represented by County Commissioner Daniella Levine Cava, 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 to the Miami-Dade County (County) budget. Maintenance services which cannot be equitably or conveniently provided by the property owners and/or developers 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.

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 the 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 that 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% 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 of the Code regarding notice to purchasers of new residential property, it shall be the obligation of a seller of new residential property to provide the purchaser thereof with notice either of the existence of a special taxing district created pursuant to this Chapter of the Code or of a pending petition to create such a special taxing district. The notice shall be provided in the manner set forth in Section 18-20.2 of the Code.

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 Assessment Districts Division (Division), Lorena Guerra-Macias.

Background

In accordance with the provisions of Chapter 18 of the Code, a petition to create the Special Taxing District, duly signed by 100% of the owners of property within the proposed Special Taxing District, was filed with the Clerk of the Board. A copy of the petition was sent to the County Mayor and the County Attorney to examine and to file 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. PROS compiled and filed with the Clerk a memorandum and accompanying written report and recommendations (Report), a copy of which is attached to this memorandum. The Report sets forth the boundaries of the Special Taxing District, an estimate of the cost of the improvements 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, certifies that the improvements and/or services to be provided conform to the master plan of Miami-Dade County, and recommends that the Special Taxing District be created to provide a special benefit to all property within the proposed Special Taxing District.

Contingent upon Board approval of the creation of this Special Taxing District, 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, SW 248 Street
(Coconut Palm Drive);
On the East, SW 107 Avenue;
On the South, SW 256 Street;
On the West, SW 109 Avenue.

Number of Parcels:

58 (Tentative plat proposes 456 townhomes
and 31 single-family units).

Number of Owners:

1

**Number of Owners With Homestead
Exemption Signing Petition:**

None – The petition was submitted by
Calatlantic Group, Inc., the sole property
owner and developer.

Preliminary Public Meeting:

None necessary.

Public Hearing Notification:

The Clerk will certify the place, date, and hour
for a public hearing on the petition 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. As pursuant to
Section 18-3(d), a public notice will be duly
published in a newspaper of general
circulation published in Miami-Dade County,
Florida, and copies thereof will be mailed to
all owners of taxable real property within the
boundaries of the proposed Special Taxing
District as their names and addresses appear
on the latest Miami-Dade County Real
Property Tax Roll.

Required Referendum:

The creation of the Special Taxing District
will be subject only to Board approval; no
election will be necessary as 100% 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.

Multipurpose Maintenance Services:

The creation of this Special Taxing District is
requested to maintain landscaped swales,
medians, common areas, any entrance
features, wetlands, lakes, 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 CDD fail to provide these services. The Special Taxing District will also maintain the private roads, if applicable, and if there is a failure to provide maintenance within the private roads 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. Collection 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 developers and failure of any association or CDD to provide services.

Estimated Total District Costs:

<u>First Year</u>	<u>Second Year</u>
\$75,753.95	\$65,031.44

Method of Apportionment:

Square Footage

Estimated Annual District Assessments:

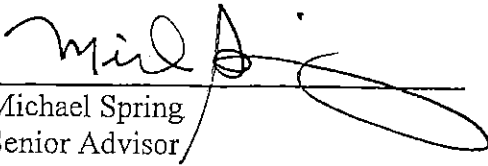
	<u>First Year</u>	<u>Second Year</u>
Per Assessable Square Foot:	\$0.0401	\$0.0344
For a Typical Townhome Unit:	\$136.34	\$116.96
For a Typical Single-family Unit:	\$274.64	\$235.61

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.

Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners
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In compliance with the provisions of Section 18-3(c) of the Code, I have reviewed the facts submitted by PROS in its Report and Recommendations, a copy of which is attached and incorporated herein. I 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 CAMPO BELLO
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 Campo Bello Multipurpose Maintenance Special Taxing District (Special Taxing District).

1. BOUNDARIES OF THIS DISTRICT

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

A portion of Section 30, Township 56 South, Range 40 East, Miami-Dade County, Florida (a.k.a. Campo Bello, formerly known as South Allapattah Gardens, recorded in Plat Book 25, at Page 20 of the Public Records of Miami-Dade County); being more particularly described as follows:

Parcel 1: Folio 30-6030-001-0040

Lots 9 through 16, inclusive, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 2: Folio 30-6030-001-0080

Lots 1 through 24, inclusive, Block 2, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 3: Folio 30-6030-001-0160

Lots 1 through 24, inclusive, Block 6, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 4: Folio 30-6030-001-0190

Lots 6 through 20, inclusive, Block 8, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 5: Folio 30-6030-001-0240

Lots 1 through 6, inclusive, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 6: Folio 30-6030-001-0250

Lot 7, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 7: Folio 30-6030-001-0260
Lot 8, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 8: Folio 30-6030-001-0290
Lots 13 through 24, inclusive, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 9: Folio 30-6030-001-0410
Lots 1 through 8, inclusive, Block 14, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 10: Folio 30-6030-001-0460
Lots 23 and 24, Block 14, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 11: Folio 30-6030-001-0470
That part of Lots 2 through 4, inclusive, and all of Lots 5 and 6, Block 15, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, that lies Southerly of the Southerly Limited Access Right-of-Way line of State Road No. 821, the Homestead Extension to Florida's Turnpike (Project No. 87005-2304), the above mentioned Limited Access Right-of-Way line being more particularly described as follows:

Begin at the Northeast corner of said Lot 2 of Block 15; thence run S 42° 13' 35" W, along said Limited Access Right-of-Way line for a distance of 405.10 feet more or less, to a point on the West line of said Block 15, said point lying 269.86 feet North of the Southwest corner of said Block 15.

Parcel 12: Folio 30-6030-001-0480
Lot 7, Block 15, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 13: Folio 30-6030-001-0481
Lot 8, Block 15, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 14: Folio 30-6030-001-0490
Lots 9 and 10, Block 15, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page 20,
Public Records of Miami-Dade County, Florida.

Parcel 15: Folio 30-6030-001-0500
That part of Lots 11 through 24, inclusive, Block 15, SOUTH
ALLAPATTAH GARDENS, according to the Plat thereof,
recorded in Plat Book 25, Page 20, Public Records of Miami-Dade
County, Florida, that lies Southerly of the Southerly Limited Access
Right-of-Way line of State Road No. 821, the Homestead Extension
to Florida's Turnpike (Project No. 87005-2304), the above
mentioned Limited Access Right-of-Way line being more
particularly described as follows:

Begin at the Northeast corner of said Lot 2 of Block 15; thence run
S 42° 13' 35" W, along said Limited Access Right-of-Way line for
a distance of 405.10 feet more or less, to a point on the West line of
said Block 15, said point lying 269.86 feet North of the Southwest
corner of said Block 15.

Parcel 16: Folio 30-6030-001-0376
Lot 8, Block 13, SOUTH ALLAPATTAH GARDENS, according
to the Plat thereof, recorded in Plat Book 25, Page 20, Public
Records of Miami-Dade County, Florida.

Parcel 17: Folio 30-6030-001-0101
Lots 11 and 12, 17, 23 and 24, Block 3, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat Book
25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 18: Folio 30-6030-001-0371
Lots 3 through 6, inclusive, Block 13, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat Book
25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 19: Folio 30-6030-001-0280
Lots 10, 11 and 12, Block 10, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat Book
25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 20: Folio 30-6030-001-0110
Lot 18, Block 3, SOUTH ALLAPATTAH GARDENS, according
to the Plat thereof, recorded in Plat Book 25, Page 20, Public
Records of Miami-Dade County, Florida.

Parcel 21: Folio 30-6030-001-0384
Lots 13 through 16, inclusive, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 22: Folio 30-6030-001-0071
Lots 19 through 22, inclusive, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, less the following:

Begin at the Northwest corner of Lot 22, thence East 39.43 feet; thence Southwesterly 63.98 feet; thence North 50.17 feet to the Point of Beginning for Right-of-Way.

A portion of Parcel 23: Folio 30-6030-001-0010 (portion of)
That portion of Lot 2 and Lot 23 lying within the following described parcel of land;

Lot 6 and part of Lots 2 through 5 and 23, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Southeast Corner of Lot 6, thence North 137.80 feet; thence West 135.87 feet; thence Southwesterly 177.22 feet to the South Line of Lot 23; thence East 244.57 feet to the Point of Beginning.

Parcel 24: Folio 30-6030-001-0111
Lots 4, 19, 20 and 21, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 25: Folio 30-6030-001-0114
Lot 22, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

A portion of Parcel 26: Folio 30-6030-001-0180 (portion of)
That portion of the East ½ of Lot 3, and all of Lot 4 and Lot 5, lying within the following described parcel of land;

Lots 1, 2, 3, 4, 5 and 23, Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida, in Section 30, Township 56, Range 40 East, less the following:

Commence at the Southeast corner of Lot 5, in Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida; thence North 00 degree, 20 minutes, 16 seconds West (Bearings derived from the Florida State System of Plane Coordinates), along the Easterly Boundary of said Lot 5, 96.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 16.24 feet, through a central angle of 37 degrees, 12 minutes, 39 seconds to a point; thence, from a tangent bearing North 37 degrees, 32 minutes, 55 seconds West, run South 89 degrees, 19 minutes, 18 seconds West, running across Lots 1 through 5 inclusive of said Block 8, for 274.64 feet to a point on a non-tangent curve concave to the Southeasterly, having a radius of 25.00 feet; thence from a tangent bearing North 36 degrees, 11 minutes, 47 seconds East, run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 31 seconds to the end of said curve and the Northerly Boundary of said Lot 1; thence North 89 degrees, 19 minutes, 18 seconds East, along the Northerly Boundary of Lots 1 through 5 inclusive, 234.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 47 seconds to the Point of Beginning.

Parcel 27: Folio 30-6030-001-0270

Lot 9, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 28: Folio 30-6030-001-0380

Lots 9 through 12, inclusive, Lots 17 through 21, inclusive, and Lots 23 and 24, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 29: Folio 30-6030-001-0390

Lot 22, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 30: Folio 30-6030-001-0230
That portion of Block 9 of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, lying Southerly and Easterly of the Right of Way of Florida's Turnpike (State Road No. 821)

Parcel 31: Folio 30-6030-001-0102
Lot 7, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 32: Folio 30-6030-001-0112
Lot 15, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 33: Folio 30-6030-001-0360
Lot 1, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 34: Folio 30-6030-001-0370
Lot 2, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 35: Folio 30-6030-001-0375
Lot 7, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 36: Folio 30-6030-001-0030
Lot 8, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 37: Folio 30-6030-001-0321
Lots 13 and 14, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 38: Folio 30-6030-001-0330
Lot 15, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 39: Folio 30-6030-001-0331
Lots 16 and 17, Block 11, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page 20,
Public Records of Miami-Dade County, Florida.

Parcel 40: Folio 30-6030-001-0450
Lots 13 through 22, inclusive, Block 14, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat Book
25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 41: Folio 30-6030-001-0340
Lots 1 through 12, inclusive, Block 12, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat Book
25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 42: Folio 30-6030-001-0350
Lots 13 through 24, inclusive, Block 12, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat Book
25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 43: Folio 30-6030-001-0070
Lots 17 and 18, Block 1, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page 20,
Public Records of Miami-Dade County, Florida.

Parcel 44: Folio 30-6030-001-0100
Lot 1, Block 3, SOUTH ALLAPATTAH GARDENS, according to
the Plat thereof, recorded in Plat Book 25, Page 20, Public Records
of Miami-Dade County, Florida.

Parcel 45: Folio 30-6030-001-0113
Lots 13 and 14, Block 3, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page 20,
Public Records of Miami-Dade County, Florida.

Parcel 46: Folio 30-6030-001-0108
Lot 16, Block 3, SOUTH ALLAPATTAH GARDENS, according
to the Plat thereof, recorded in Plat Book 25, Page 20, Public
Records of Miami-Dade County, Florida.

Parcel 47: Folio 30-6030-001-0106
Lot 6, Block 3, SOUTH ALLAPATTAH GARDENS, according to
the Plat thereof, recorded in Plat Book 25, Page 20, Public Records
of Miami-Dade County, Florida.

Parcel 49: Folio 30-6030-001-0210
Lot 21, Block 8, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 50: Folio 30-6030-001-0170
Lots 1 through 24, inclusive, Block 7, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 51: Folio 30-6030-001-0104
Lot 3, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 52: Folio 30-6030-001-0107
Lot 8, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 53: Folio 30-6030-001-0300
Lots 3, 4, 5, 6, 7, 18, 19, 20, 21, and 22, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County.

Parcel 54 Folio 30-6030-001-0291
Lots 1, 2, 23 and 24, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 55: Folio 30-6030-001-0103
Lot 2, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 56: Folio 30-6030-001-0105
Lot 5, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 57: Folio 30-6030-001-0109
Lots 9 and 10, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 58: Folio 30-6030-001-0310
Lots 8, 9, 10, 11, and 12, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Portion of Parcel 23: BU-2 Folio 30-6030-001-0010 (portion of) Lot 6 and part of Lots 2 through 5 and 23, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Southeast Corner of Lot 6, thence North 137.80 feet; thence West 135.87 feet; thence Southwesterly 177.22 feet to the South Line of Lot 23; thence East 244.57 feet to the Point of Beginning. Less therefrom Lot 2 and Lot 23 aforementioned.

A portion of Parcel 26: BU-2 30-6030-001-0180 (portion of) Lots 1, 2, 3, 4, 5 and 23, Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida, in Section 30, Township 56, Range 40 East, less the following:

Commence at the Southeast corner of Lot 5, in Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida; thence North 00 degree, 20 minutes, 16 seconds West (Bearings derived from the Florida State System of Plane Coordinates), along the Easterly Boundary of said Lot 5, 96.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 16.24 feet, through a central angle of 37 degrees, 12 minutes, 39 seconds to a point; thence, from a tangent bearing North 37 degrees, 32 minutes, 55 seconds West, run South 89 degrees, 19 minutes, 18 seconds West, running across Lots 1 through 5 inclusive of said Block 8, for 274.64 feet to a point on a non-tangent curve concave to the Southeasterly, having a radius of 25.00 feet; thence from a tangent bearing North 36 degrees, 11 minutes, 47 seconds East, run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 31 seconds to the end of said curve and the Northerly Boundary of said Lot 1; thence North 89 degrees, 19 minutes, 18 seconds East, along the Northerly Boundary of Lots 1 through 5 inclusive, 234.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 47 seconds to the Point of Beginning. Less therefrom The East ½ of Lot 3 and all of Lot 4 and Lot 5 aforementioned.

Parcel 48: BU-2 30-6030-001-0220
 Lot 22, Block 8, SOUTH ALLAPATTAH GARDENS, according
 to the Plat thereof, recorded in Plat Book 25, Page 20, Public
 Records of Miami-Dade County, Florida.

The Special Taxing District’s boundaries and geographical location are shown on the attached sketch entitled Campo Bello Multipurpose Maintenance and Street Lighting Special Taxing District and hereinafter referred to as “Exhibit A”.

2. LOCATION AND DESCRIPTION OF DISTRICT

Maintenance of landscaped swales, medians, common areas, any entrance features, wetlands, lakes, 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 private roads, if applicable, and if there is a failure to provide maintenance within the private roads 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 and will provide multipurpose maintenance services as specified above if services were to commence in 2020. 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 \$75,753.95 for the first year, and \$65,031.44 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 and presented to the Board of County Commissioners (Board) 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	\$49,099.49	\$49,099.49
Engineering and Administrative Costs	\$12,419.90	\$9,819.90
Billing, Collecting and Processing Costs	\$1,608.90	\$200.10

<u>Estimated Annual Costs (Cont'd)</u>	<u>First Year</u>	<u>Second Year</u>
Contingencies	\$12,625.66	\$5,911.95
Total Annual Maintenance Services Cost	\$75,753.95	\$65,031.44
<u>Estimated Annual Assessments</u>	<u>First Year</u>	<u>Second Year</u>
Per Assessable Square Foot:	\$0.0401	\$0.0344
For A Typical Townhouse Unit:	\$136.34	\$116.96
For A Typical Single-Family Unit:	\$274.64	\$235.61

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 (RER)).

5. **RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT**

The need for multipurpose maintenance programs and street lighting in the County 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 numerous petitions and personal requests. The ability of the affected properties to pay special assessments is evident since the costs of this Special Taxing District's services, including any bonds then outstanding, do not exceed 25% of the assessed valuation of all properties within the Special Taxing District's boundaries (including homesteads) as shown by the last preceding assessment roll of the County. In my opinion, the proposed multipurpose maintenance and streetlight program will provide special benefits to properties within the Special Taxing District exceeding the amount of special assessments to be levied.

6. **PROCEDURE**

Upon approval of the petitioner's plat by the Board, and at the time of service provision, the multipurpose maintenance lot or parcel square footage first year annual rate of the assessment shall be determined and will require the adoption of a multipurpose maintenance assessment roll by the Board and is predicated upon failure of any association or CDD to provide required maintenance services. The multipurpose maintenance square footage rate of the assessment for the second year and each year thereafter will then be adjusted annually based on actual expenses. The above annual costs and assessment information for multipurpose maintenance services are for report purposes only and were calculated based on current costs assuming that maintenance services were to commence this year.

Contingent upon adoption of the petitioner's plat and multipurpose maintenance assessment roll by the Board, and prior to assumption by the County, all areas and facilities to be maintained by the Special Taxing District must be inspected and accepted by the County, and all instruments that convey title to, or provide ingress/egress over, any real property to be maintained by the County shall be submitted to the Special Assessment Districts Division of PROS. Maintenance of any lake, natural preservation area, archeological sites, and mitigation area within the Special Taxing District's boundaries to be maintained by the Special Taxing District will commence upon notice from RER that the developer has complied with any and all maintenance requirements imposed by RER.

Once any applicable provisions expressed above are met, implementation of maintenance services within or abutting the public rights-of-way may begin upon receipt of a written request from the

developer no later than January 31st for services commencing October 1st, the beginning of the County's fiscal year, provided sufficient time to initiate the process of assessment and notice of collection to all property owners within the Special Taxing District.

Services within the private roads, if applicable, may commence upon failure of the developer or any association or CDD to maintain the landscaped areas and ingress/egress easements as defined in a "Grant of Perpetual Non-Exclusive Easement" and made a part herein by reference. Upon assumption of maintenance services by the Special Taxing District, the costs of which are estimated in the Special Taxing District's cost estimate, any increase in future multipurpose maintenance functions within the scope of service for the Special Taxing District may be provided upon recommendation by a majority of the property owners for consideration by the County as administrator, provided that any expansion of the scope of service of the Special Taxing District may require adoption of an amending ordinance. The Special Taxing District shall provide a minimum level of service as determined by PROS and services may not be deleted entirely unless the Special Taxing District is abolished.

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 Campo Bello Multipurpose Maintenance Special Taxing District be created pursuant to Section 18-2 of the Code, which provides for the creation of special taxing districts for street lighting in new subdivisions and Section 18-22.1 permitting a petition 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% 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 Campo Bello 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 adoption of the creating ordinance, it is further recommended that the Board adopt the Special Taxing District's Preliminary Assessment Roll(s) Resolution. 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 the Special Taxing District, as well as provide funds for payment of the annual costs for the multipurpose maintenance services and the Special Taxing District's monthly power bills for the second year and each year thereafter. 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) Copy of Memo from Department of Regulatory and Economic Resources
(3) District Boundaries and Geographical Location Sketch (Exhibit A)

MIAMI-DADE COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Lorena Guerra-Macias
Chief, Special Taxing Districts Division

FROM: Ryan Carlin *RC*
Assistant County Attorney

DATE: December 18, 2019

SUBJECT: Campo Bello Multipurpose Maintenance and
Street Lighting 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 the areas to be maintained are adjacent to or accessible from the public right of way, and are accessible to or usable by the public.

Memorandum



Date: December 9, 2019

To: Linda L. Cave
Office of the Clerk of the Board
Attn: Shania Momplaisir

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

Subject: Campo Bello Multipurpose Maintenance Special Taxing District

In reference to the subject petition, we hereby certify that, in compliance with Sections 18-2 and 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 the 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>58</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 Sections 18-2 and 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: Ryan Carlin

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

11-7-2019
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.

Plat(s) Name(s): CAMPO BELLO (SOUTH ALLAPATTAH GARDENS P.B. 25, Pg. 20)

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.

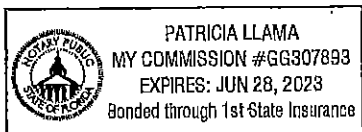
OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
CALATLANTIC GROUP, INC.	730 NW 107 Avenue	MORE FULLY DESCRIBED ON	SEE LEGAL DESCRIPTION ON THE
	Suite 300	THE ATTACHED EXHIBIT "A"	ATTACHED EXHIBIT
By: _____	Miami, FL 33172		"A"
Greg McPherson, Vice President			

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared Greg McPherson, the V.P. respectively of Calatlantic Group, Inc., a Delaware corporation, personally known to me, or who produced identification in the form of N/A and who executed the foregoing resolution and acknowledged before me that he, Greg McPherson executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 8th day of November, 2019.



[Signature]
Notary Public, State of Florida
My Commission expires (DATE)

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT A TO THE PETITION FOR THE PLAT(S)
KNOWN AS CAMPO BELLO (SOUTH ALLAPATTAH
GARDENS P.B. 25, Pg. 20),
DATED 11-7-2019 FOR THE CREATION OF
SPECIAL TAXING DISTRICT(S).

Parcel 1: Folio 30-6030-001-0040

Lots 9 through 16, inclusive, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 2: Folio 30-6030-001-0080

Lots 1 through 24, inclusive, Block 2, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 3: Folio 30-6030-001-0160

Lots 1 through 24, inclusive, Block 6, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 4: Folio 30-6030-001-0190

Lots 6 through 20, inclusive, Block 8, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 5: Folio 30-6030-001-0240

Lots 1 through 6, inclusive, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 6: Folio 30-6030-001-0250

Lot 7, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 7: Folio 30-6030-001-0260

Lot 8, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 8: Folio 30-6030-001-0290

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Lots 13 through 24, inclusive, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 9: Folio 30-6030-001-0410

Lots 1 through 8, inclusive, Block 14, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 10: Folio 30-6030-001-0460

Lots 23 and 24, Block 14, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 11: Folio 30-6030-001-0470

That part of Lots 2 through 4, inclusive, and all of Lots 5 and 6, Block 15, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, that lies Southerly of the Southerly Limited Access Right-of-Way line of State Road No. 821, the Homestead Extension to Florida's Turnpike (Project No. 87005-2304), the above mentioned Limited Access Right-of-Way line being more particularly described as follows:

Begin at the Northeast corner of said Lot 2 of Block 15; thence run S 42° 13' 35" W, along said Limited Access Right-of-Way line for a distance of 405.10 feet more or less, to a point on the West line of said Block 15, said point lying 269.86 feet North of the Southwest corner of said Block 15.

Parcel 12: Folio 30-6030-001-0480

Lot 7, Block 15, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 13: Folio 30-6030-001-0481

Lot 8, Block 15, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 14: Folio 30-6030-001-0490

Lots 9 and 10, Block 15, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 15: Folio 30-6030-001-0500

That part of Lots 11 through 24, inclusive, Block 15, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, that lies Southerly of the Southerly Limited Access Right-of-Way line of State Road No. 821, the Homestead Extension to Florida's Turnpike (Project No. 87005-2304), the above mentioned Limited Access Right-of-Way line being more particularly described as follows:

Begin at the Northeast corner of said Lot 2 of Block 15; thence run S 42° 13' 35" W, along said Limited Access Right-of-Way line for a distance of 405.10 feet more or less, to a point on the

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West line of said Block 15, said point lying 269.86 feet North of the Southwest corner of said Block 15.

Parcel 16: Folio 30-6030-001-0376

Lot 8, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 17: Folio 30-6030-001-0101

Lots 11 and 12, 17, 23 and 24, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 18: Folio 30-6030-001-0371

Lots 3 through 6, inclusive, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 19: Folio 30-6030-001-0280

Lots 10, 11 and 12, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 20: Folio 30-6030-001-0110

Lot 18, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 21: Folio 30-6030-001-0384

Lots 13 through 16, inclusive, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 22: Folio 30-6030-001-0071

Lots 19 through 22, inclusive, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, less the following:

Begin at the Northwest corner of Lot 22, thence East 39.43 feet; thence Southwesterly 63.98 feet; thence North 50.17 feet to the Point of Beginning for Right-of-Way.

A portion of Parcel 23: Folio 30-6030-001-0010 (portion of)

That portion of lot 2 and lot 23 lying within the following described parcel of land;

Lot 6 and part of Lots 2 through 5 and 23, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Southeast Corner of Lot 6, thence North 137.80 feet; thence West 135.87 feet; thence Southwesterly 177.22 feet to the South Line of Lot 23; thence East 244.57 feet to the Point of Beginning.

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Parcel 24: Folio 30-6030-001-0111

Lots 4, 19, 20 and 21, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 25: Folio 30-6030-001-0114

Lot 22, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

A portion of Parcel 26: Folio 30-6030-001-0180 (portion of)

That portion of the East ½ of lot 3, and all of lot 4 and lot 5, lying within the following described parcel of land;

Lots 1, 2, 3, 4, 5 and 23, Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida, in Section 30, Township 56, Range 40 East, less the following:

Commence at the Southeast corner of Lot 5, in Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida; thence North 00 degrees, 20 minutes, 16 seconds West (Bearings derived from the Florida State System of Plane Coordinates), along the Easterly Boundary of said Lot 5, 96.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 16.24 feet, through a central angle of 37 degrees, 12 minutes, 39 seconds to a point; thence, from a tangent bearing North 37 degrees, 32 minutes, 55 seconds West, run South 89 degrees, 19 minutes, 18 seconds West, running across Lots 1 through 5 inclusive of said Block 8, for 274.64 feet to a point on a non-tangent curve concave to the Southeasterly, having a radius of 25.00 feet; thence from a tangent bearing North 36 degrees, 11 minutes, 47 seconds East, run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 31 seconds to the end of said curve and the Northerly Boundary of said Lot 1; thence North 89 degrees, 19 minutes, 18 seconds East, along the Northerly Boundary of Lots 1 through 5 inclusive, 234.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 47 seconds to the Point of Beginning.

Parcel 27: Folio 30-6030-001-0270

Lot 9, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 28: Folio 30-6030-001-0380

Lots 9 through 12, inclusive, Lots 17 through 21, inclusive, and Lots 23 and 24, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 29: Folio 30-6030-001-0390

Lot 22, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

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Parcel 30: Folio 30-6030-001-0230

That portion of Block 9 of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, lying Southerly and Easterly of the Right of Way of Florida's Turnpike (State Road No. 821)

Parcel 31: Folio 30-6030-001-0102

Lot 7, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 32: Folio 30-6030-001-0112

Lot 15, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 33: Folio 30-6030-001-0360

Lot 1, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 34: Folio 30-6030-001-0370

Lot 2, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 35: Folio 30-6030-001-0375

Lot 7, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 36: Folio 30-6030-001-0030

Lot 8, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 37: Folio 30-6030-001-0321

Lots 13 and 14, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 38: Folio 30-6030-001-0330

Lot 15, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 39: Folio 30-6030-001-0331

Lots 16 and 17, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 40: Folio 30-6030-001-0450

Lots 13 through 22, inclusive, Block 14, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

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Parcel 41: Folio 30-6030-001-0340

Lots 1 through 12, inclusive, Block 12, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 42: Folio 30-6030-001-0350

Lots 13 through 24, inclusive, Block 12, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 43: Folio 30-6030-001-0070

Lots 17 and 18, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 44: Folio 30-6030-001-0100

Lot 1, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 45: Folio 30-6030-001-0113

Lots 13 and 14, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 46: Folio 30-6030-001-0108

Lot 16, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 47: Folio 30-6030-001-0106

Lot 6, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 49: Folio 30-6030-001-0210

Lot 21, Block 8, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 50: Folio 30-6030-001-0170

Lots 1 through 24, inclusive, Block 7, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 51: Folio 30-6030-001-0104

Lot 3, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 52: Folio 30-6030-001-0107

Lot 8, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

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Parcel 53: Folio 30-6030-001-0300

Lots 3, 4, 5, 6, and 7, and lots 18, 19, 20, 21, and 22, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County.

Parcel 54 Folio 30-6030-001-0291

Lots 1, 2, 23 and 24, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 55: Folio 30-6030-001-0103

Lot 2, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 56: Folio 30-6030-001-0105

Lot 5, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 57: Folio 30-6030-001-0109

Lot 9 and 10, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 58: Folio 30-6030-001-0310

Lots 8, 9, 10, 11, and 12, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Portion of Parcel 23: BU-2 Folio 30-6030-001-0010 (portion of)

Lot 6 and part of Lots 2 through 5 and 23, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Southeast Corner of Lot 6, thence North 137.80 feet; thence West 135.87 feet; thence Southwesterly 177.22 feet to the South Line of Lot 23; thence East 244.57 feet to the Point of Beginning. Less therefrom lot 2 and lot 23 aforementioned.

A portion of Parcel 26: BU-2 30-6030-001-0180 (portion of)

Lots 1, 2, 3, 4, 5 and 23, Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida, in Section 30, Township 56, Range 40 East, less the following:

Commence at the Southeast corner of Lot 5, in Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida; thence North 00 degrees, 20 minutes, 16 seconds West (Bearings derived from the Florida State System of Plane Coordinates), along the Easterly Boundary of said Lot 5, 96.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 16.24 feet, through a central angle of 37 degrees, 12 minutes,

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

39 seconds to a point; thence, from a tangent bearing North 37 degrees, 32 minutes, 55 seconds West, run South 89 degrees, 19 minutes, 18 seconds West, running across Lots 1 through 5 inclusive of said Block 8, for 274.64 feet to a point on a non-tangent curve concave to the Southeasterly, having a radius of 25.00 feet; thence from a tangent bearing North 36 degrees, 11 minutes, 47 seconds East, run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 31 seconds to the end of said curve and the Northerly Boundary of said Lot 1; thence North 89 degrees, 19 minutes, 18 seconds East, along the Northerly Boundary of Lots 1 through 5 inclusive, 234.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 47 seconds to the Point of Beginning. Less therefrom The East ½ of lot 3 and all of lot 4 and lot 5 aforementioned.

Parcel 48: BU-2 30-6030-001-0220

Lot 22, Block 8, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

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EXHIBIT B

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN AS CAMPO BELLO (SOUTH ALLAPATTAH GARDENS P.B.25, Pg. 20),

DATED 11-7-2019, FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

AREAS TO BE MAINTAINED:

TOT LOT/PARK, ENTRANCE FEATURES, AND LANDSCAPING.

MAINTENANCE SCHEDULE:

- A.) LAWN/GRASS
 - 1) CUT 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
 - 5) MULCHING – PERFORMED TWICE A YEAR OR AS NEEDED
- B.) TREES/SHRUBS
 - 1) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED
 - 2) REPLACE AS REQUIRED
- C.) ENTRY FEATURE MAINTENANCE
 - 1) MAINTENANCE AND SURFACE REPAIR OF THE EXTERIOR OF A DECORATIVE MASONRY WALL AND THE REMOVAL OF GRAFFITI AS NEEDED
 - 2) PAINTING (EVERY FOUR YEARS)

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 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:

- TOT LOT/PARK
- ENTRANCE FEATURES
- LANDSCAPING

Memorandum



Date: February 12, 2019

To: Maria Nardi, Director
Department of Parks, Recreation and Open Spaces

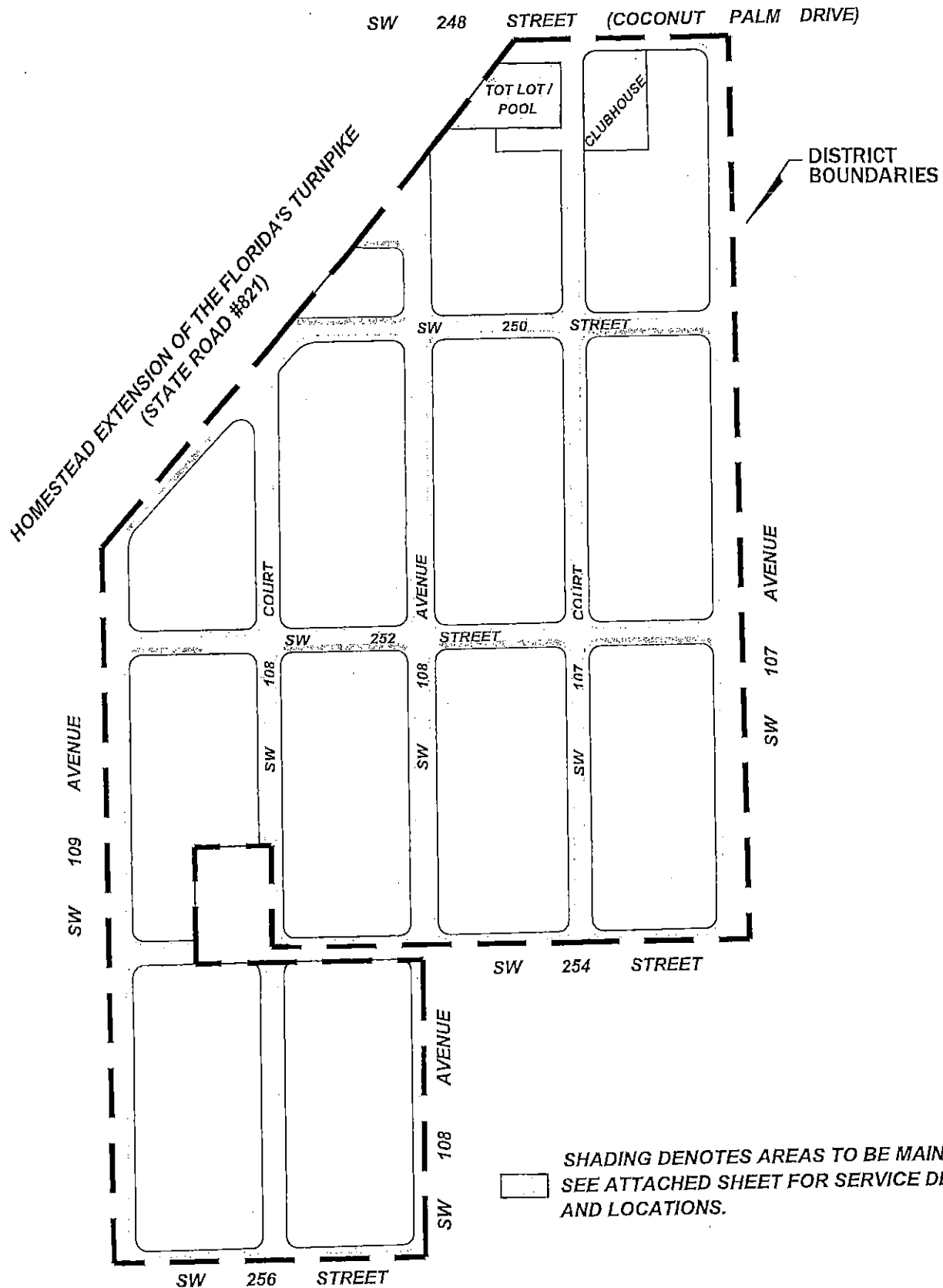
From: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

Subject: Street lighting, Maintenance of Landscape, Walls Adjacent to Double Frontage Lots, Entrance Features and Lakes – Special Taxing Districts

All tentative plats in the unincorporated area of Miami-Dade County submitted to the Development Services Division (Land Development Section) of the Regulatory and Economic Resources Department (RER), must comply with the special taxing districts requirements of the Miami-Dade County Code (the Code) 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, through September 30, 2020, as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2020-2030 Comprehensive Development Master Plan (CDMP): Capital Improvement Element Policy CIE-4A states: Appropriate funding mechanisms will be adopted and applied by Miami-Dade County and the Miami-Dade County Public Schools in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special taxing districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible (Adopted Components as Amended through September 2018, page IX-9). 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 RER 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 RER Development Services Division review all landscape maintenance districts and lake maintenance districts for consistency with Landscape Code (Chapter 18A) Section 18A-6(L) Storm Water Retention/Detention Areas.

JO:LG:NK:JB:GR:VS



CAMPO BELLO
 MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

EXHIBIT "A"
 (Boundaries & Geographical Location Sketch)

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ATTACHMENT TO EXHIBIT "A"
CAMPO BELLO MULTIPURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

TOT LOT, ENTRANCE FEATURES, AND LANDSCAPING

MAINTENANCE SCHEDULE:

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

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

- C) ENTRANCE FEATURES MAINTENANCE
 - 1) MAINTENANCE AND SURFACE REPAIR OF THE EXTERIOR OF A DECORATIVE MANSIONRY WALL AND THE REMOVAL OF GRAFFITI AS NEEDED
 - 2) PAINTING (EVERY FOUR YEARS)

NOTE: THIS SPECIAL TAXING DISTRICT ENCOMPASES A PRIVATE DRIVE COMMUNITY, IT SHALL BE **DORMANT**; AND 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 HOMEOWNERS 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:

TOT LOT, ENTRANCE FEATURES, AND LANDSCAPING



MEMORANDUM
(Revised)

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

DATE: March 3, 2020

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)
3-3-20

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE NORTH BY SW 248 STREET (COCONUT PALM DRIVE), ON THE EAST BY SW 107 AVENUE, ON THE SOUTH BY SW 256 STREET, AND ON THE WEST BY SW 109 AVENUE, KNOWN AND DESCRIBED AS CAMPO BELLO MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT; IDENTIFYING SERVICES TO BE PROVIDED; AUTHORIZING AND DIRECTING THE MAYOR OR DESIGNEE TO CAUSE TO BE MAINTAINED AND OPERATED VARIOUS PUBLIC IMPROVEMENTS; AND PROVIDING FOR EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, this Board desires to accomplish the purposes outline in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the public hearing was held during the meeting of this Board on Wednesday, _____, 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. In accordance with the provisions of Chapter 18 of the Code, a special taxing district to be known and designated as the Campo Bello Multipurpose Maintenance Special Taxing District in Miami-Dade County, Florida, is hereby created and established in the unincorporated area of Miami-Dade County.

Section 2. The area or boundaries of this Special Taxing District, generally bounded on the north by SW 248 Street (Coconut Palm Drive), on the east by SW 107 Avenue, on the south by SW 256 Street, and on the west by SW 109 Avenue, and located entirely within District 8, are as follows:

A portion of Section 30, Township 56 South, Range 40 East, Miami-Dade County, Florida (a.k.a. Campo Bello, formerly known as South Allapattah Gardens, recorded in Plat Book 25, at Page 20 of the Public Records of Miami-Dade County); being more particularly described as follows:

Parcel 1: Folio 30-6030-001-0040

Lots 9 through 16, inclusive, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 2: Folio 30-6030-001-0080

Lots 1 through 24, inclusive, Block 2, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 3: Folio 30-6030-001-0160

Lots 1 through 24, inclusive, Block 6, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 4: Folio 30-6030-001-0190

Lots 6 through 20, inclusive, Block 8, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 5: Folio 30-6030-001-0240

Lots 1 through 6, inclusive, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 6: Folio 30-6030-001-0250

Lot 7, Block 10, SOUTH ALLAPATTAH GARDENS according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 7: Folio 30-6030-001-0260

Lot 8, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 8: Folio 30-6030-001-0290

Lots 13 through 24, inclusive, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 9: Folio 30-6030-001-0410

Lots 1 through 8, inclusive, Block 14, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 10: Folio 30-6030-001-0460

Lots 23 and 24, Block 14, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 11: Folio 30-6030-001-0470

That part of Lots 2 through 4, inclusive, and all of Lots 5 and 6, Block 15, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, that lies Southerly of the Southerly Limited Access Right-of-Way line of State Road No. 821, the Homestead Extension to Florida's Turnpike (Project No. 87005-2304), the above mentioned Limited Access Right-of-Way line being more particularly described as follows:

Begin at the Northeast corner of said Lot 2 of Block 15; thence run S 42° 13' 35" W, along said Limited Access Right-of-Way line for a distance of 405.10 feet more or less, to a point on the West line of said Block 15, said point lying 269.86 feet North of the Southwest corner of said Block 15.

Parcel 12: Folio 30-6030-001-0480
Lot 7, Block 15, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page
20, Public Records of Miami-Dade County, Florida.

Parcel 13: Folio 30-6030-001-0481
Lot 8, Block 15, SOUTH ALLAPATTAH GARDENS
according to the Plat thereof, recorded in Plat Book 25, Page
20, Public Records of Miami-Dade County, Florida.

Parcel 14: Folio 30-6030-001-0490
Lots 9 and 10, Block 15, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat
Book 25, Page 20, Public Records of Miami-Dade County,
Florida.

Parcel 15: Folio 30-6030-001-0500
That part of Lots 11 through 24, inclusive, Block 15, SOUTH
ALLAPATTAH GARDENS, according to the Plat thereof,
recorded in Plat Book 25, Page 20, Public Records of Miami-
Dade County, Florida, that lies Southerly of the Southerly
Limited Access Right-of-Way line of State Road No. 821, the
Homestead Extension to Florida's Turnpike (Project No.
87005-2304), the above mentioned Limited Access Right-of-
Way line being more particularly described as follows:

Begin at the Northeast corner of said Lot 2 of Block 15;
thence run S 42° 13' 35" W, along said Limited Access Right-
of-Way line for a distance of 405.10 feet more or less, to a
point on the West line of said Block 15, said point lying
269.86 feet North of the Southwest corner of said Block 15.

Parcel 16: Folio 30-6030-001-0376
Lot 8, Block 13, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page
20, Public Records of Miami-Dade County, Florida.

Parcel 17: Folio 30-6030-001-0101
Lots 11 and 12, 17, 23 and 24, Block 3, SOUTH
ALLAPATTAH GARDENS, according to the Plat thereof,
recorded in Plat Book 25, Page 20, Public Records of Miami-
Dade County, Florida.

Parcel 18: Folio 30-6030-001-0371

Lots 3 through 6, inclusive, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 19: Folio 30-6030-001-0280

Lots 10, 11 and 12, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 20: Folio 30-6030-001-0110

Lot 18, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 21: Folio 30-6030-001-0384

Lots 13 through 16, inclusive, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 22: Folio 30-6030-001-0071

Lots 19 through 22, inclusive, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, less the following:

Begin at the Northwest corner of Lot 22, thence East 39.43 feet; thence Southwesterly 63.98 feet; thence North 50.17 feet to the Point of Beginning for Right-of-Way.

A portion of Parcel 23: Folio 30-6030-001-0010 (portion of) That portion of Lot 2 and Lot 23 lying within the following described parcel of land;

Lot 6 and part of Lots 2 through 5 and 23, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Southeast Corner of Lot 6, thence North 137.80 feet; thence West 135.87 feet; thence Southwesterly 177.22

feet to the South Line of Lot 23; thence East 244.57 feet to the Point of Beginning.

Parcel 24: Folio 30-6030-001-0111

Lots 4, 19, 20 and 21, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 25: Folio 30-6030-001-0114

Lot 22, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

A portion of Parcel 26: Folio 30-6030-001-0180 (portion of) That portion of the East $\frac{1}{2}$ of Lot 3, and all of Lot 4 and Lot 5, lying within the following described parcel of land;

Lots 1, 2, 3, 4, 5 and 23, Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida, in Section 30, Township 56, Range 40 East, less the following:

Commence at the Southeast corner of Lot 5, in Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida; thence North 00 degree, 20 minutes, 16 seconds West (Bearings derived from the Florida State System of Plane Coordinates), along the Easterly Boundary of said Lot 5, 96.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 16.24 feet, through a central angle of 37 degrees, 12 minutes, 39 seconds to a point; thence, from a tangent bearing North 37 degrees, 32 minutes, 55 seconds West, run South 89 degrees, 19 minutes, 18 seconds West, running across Lots 1 through 5 inclusive of said Block 8, for 274.64 feet to a point on a non-tangent curve concave to the Southeasterly, having a radius of 25.00 feet; thence from a tangent bearing North 36 degrees, 11 minutes, 47 seconds East, run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 31 seconds to the end of said curve and the Northerly Boundary of said Lot 1; thence North 89 degrees, 19 minutes, 18 seconds East, along the Northerly Boundary of Lots 1 through 5 inclusive, 234.54

feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 47 seconds to the Point of Beginning.

Parcel 27: Folio 30-6030-001-0270
Lot 9, Block 10, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 28: Folio 30-6030-001-0380
Lots 9 through 12, inclusive, Lots 17 through 21, inclusive, and Lots 23 and 24, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 29: Folio 30-6030-001-0390
Lot 22, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 30: Folio 30-6030-001-0230
That portion of Block 9 of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, lying Southerly and Easterly of the Right of Way of Florida's Turnpike (State Road No. 821)

Parcel 31: Folio 30-6030-001-0102
Lot 7, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 32: Folio 30-6030-001-0112
Lot 15, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 33: Folio 30-6030-001-0360
Lot 1, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 34: Folio 30-6030-001-0370

Lot 2, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 35: Folio 30-6030-001-0375

Lot 7, Block 13, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 36: Folio 30-6030-001-0030

Lot 8, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 37: Folio 30-6030-001-0321

Lots 13 and 14, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 38: Folio 30-6030-001-0330

Lot 15, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 39: Folio 30-6030-001-0331

Lots 16 and 17, Block 11, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 40: Folio 30-6030-001-0450

Lots 13 through 22, inclusive, Block 14, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 41: Folio 30-6030-001-0340

Lots 1 through 12, inclusive, Block 12, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 42: Folio 30-6030-001-0350

Lots 13 through 24, inclusive, Block 12, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 43: Folio 30-6030-001-0070
Lots 17 and 18, Block 1, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 44: Folio 30-6030-001-0100
Lot 1, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 45: Folio 30-6030-001-0113
Lots 13 and 14, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 46: Folio 30-6030-001-0108
Lot 16, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 47: Folio 30-6030-001-0106
Lot 6, Block 3, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 49: Folio 30-6030-001-0210
Lot 21, Block 8, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 50: Folio 30-6030-001-0170
Lots 1 through 24, inclusive, Block 7, SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida.

Parcel 51: Folio 30-6030-001-0104

Lot 3, Block 3, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page
20, Public Records of Miami-Dade County, Florida.

Parcel 52: Folio 30-6030-001-0107
Lot 8, Block 3, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page
20, Public Records of Miami-Dade County, Florida.

Parcel 53: Folio 30-6030-001-0300
Lots 3, 4, 5, 6, 7, 18, 19, 20, 21, and 22, Block 11, SOUTH
ALLAPATTAH GARDENS, according to the Plat thereof,
recorded in Plat Book 25, Page 20, Public Records of Miami-
Dade County.

Parcel 54 Folio 30-6030-001-0291
Lots 1, 2, 23 and 24, Block 11, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat
Book 25, Page 20, Public Records of Miami-Dade County,
Florida.

Parcel 55: Folio 30-6030-001-0103
Lot 2, Block 3, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page
20, Public Records of Miami-Dade County, Florida.

Parcel 56: Folio 30-6030-001-0105
Lot 5, Block 3, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page
20, Public Records of Miami-Dade County, Florida.

Parcel 57: Folio 30-6030-001-0109
Lots 9 and 10, Block 3, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat
Book 25, Page 20, Public Records of Miami-Dade County,
Florida.

Parcel 58: Folio 30-6030-001-0310
Lots 8, 9, 10, 11, and 12, Block 11, SOUTH ALLAPATTAH
GARDENS, according to the Plat thereof, recorded in Plat
Book 25, Page 20, Public Records of Miami-Dade County,
Florida.

Portion of Parcel 23: BU-2 Folio 30-6030-001-0010 (portion
of) Lot 6 and part of Lots 2 through 5 and 23, Block 1,

SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, recorded in Plat Book 25, Page 20, Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Southeast Corner of Lot 6, thence North 137.80 feet; thence West 135.87 feet; thence Southwesterly 177.22 feet to the South Line of Lot 23; thence East 244.57 feet to the Point of Beginning. Less therefrom Lot 2 and Lot 23 aforementioned.

A portion of Parcel 26: BU-2 30-6030-001-0180 (portion of Lots 1, 2, 3, 4, 5 and 23, Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida, in Section 30, Township 56, Range 40 East, less the following:

Commence at the Southeast corner of Lot 5, in Block 8, of SOUTH ALLAPATTAH GARDENS, according to the Plat thereof, as recorded in Plat Book 25, Page 20, of Public Records of Miami-Dade County, Florida; thence North 00 degree, 20 minutes, 16 seconds West (Bearings derived from the Florida State System of Plane Coordinates), along the Easterly Boundary of said Lot 5, 96.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 16.24 feet, through a central angle of 37 degrees, 12 minutes, 39 seconds to a point; thence, from a tangent bearing North 37 degrees, 32 minutes, 55 seconds West, run South 89 degrees, 19 minutes, 18 seconds West, running across Lots 1 through 5 inclusive of said Block 8, for 274.64 feet to a point on a non-tangent curve concave to the Southeasterly, having a radius of 25.00 feet; thence from a tangent bearing North 36 degrees, 11 minutes, 47 seconds East, run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 31 seconds to the end of said curve and the Northerly Boundary of said Lot 1; thence North 89 degrees, 19 minutes, 18 seconds East, along the Northerly Boundary of Lots 1 through 5 inclusive, 234.54 feet to the beginning of a curve concave to the Southwesterly, having a radius of 25.00 feet; thence run along said curve 23.18 feet, through a central angle of 53 degrees, 07 minutes, 47 seconds to the Point of Beginning. Less therefrom The East $\frac{1}{2}$ of Lot 3 and all of Lot 4 and Lot 5 aforementioned.

Parcel 48: BU-2 30-6030-001-0220
Lot 22, Block 8, SOUTH ALLAPATTAH GARDENS,
according to the Plat thereof, recorded in Plat Book 25, Page
20, Public Records of Miami-Dade County, Florida.

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 3. The improvements 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, 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 the 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.

Section 4. The estimated cost to the property owners for the multipurpose maintenance services and operations by the Special Taxing District, including engineering, administration, billing, collecting and processing for the first year will be \$75,753.95 and \$65,031.44 for the second year. It is estimated that the cost per assessable square foot of real property within the Special Taxing District for the multipurpose maintenance programs for the first year will be \$0.0401, and \$0.0344 for the second year. The succeeding years' assessments will be adjusted based on actual costs.

Section 5. The entire cost of the Special Taxing District's improvements and/or services shall be specially assessed. 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 6. Miami-Dade County, as administrator of this Special Taxing District's maintenance programs, 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 installed within the Special Taxing District in accordance with the provisions of this Ordinance.

Section 8. In the event that the Special Taxing District is activated, the County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk one Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code. As authorized by Section 197.3632, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. Unless paid when due, such special assessments shall be deemed delinquent and payment thereof may be enforced by means of the procedures provided by the provisions of Chapter 197, Florida Statutes, and Section 18-14 of the Code, including possible loss of title.

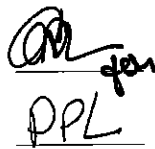
Section 9. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, and recorded in the appropriate book of records.

Section 10. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code.

Section 11. 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.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Handwritten signature of PPL, consisting of a stylized 'P' and 'L' with a horizontal line underneath.

Prepared by:

Daija Page Lifshitz