OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

(Public Hearing 7-24-07)

Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(C)

Date: June 26, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Baywinds Multipurpose Maintenance Special Taxing District

O#07-101

Recommendation

It is recommended that the Board of County Commissioners (BCC) approve a petition submitted in accordance with Article 1, Chapter 18 of the Code, for creation of the Baywinds Multipurpose Maintenance Special Taxing District. The creation of this District is pursuant to Public Works Department policy. The multipurpose maintenance program will remain dormant until such time as any Homeowners Association or the existing Baywinds Community Development District (CDD) fails to provide the required maintenance services.

Scope

This proposed special taxing district lies within Commission District Nine (9) and will provide multipurpose maintenance services, if and when necessary.

Fiscal Impact/Funding Source

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

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

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

Track Record/Monitoring

In the event any Homeowners Association or the CDD fails to provide maintenance services, the Miami-Dade County Park and Recreation and Public Works Departments will provide the District's required maintenance services and cause implementation of special assessments for the costs of such services against benefited property, as well as contract monitoring, compliance and enforcement.

Background

Boundaries:	On the North, Mowry Drive (SW 320th Street) and Canal C-103; On the East, SE 38th Avenue (SW 142nd Avenue); On the South, SE 8th Street (SW 328th Street); On the West, SE 32nd Avenue (SW 147th Avenue). (Miami-Dade-County Street numbering shown in parentheses).
Number of Parcels:	13 (Tentative plat proposes 875 town-house units and 198 single-family lots).
Number of Owners:	2
Number of Owners With Homestead Exemption Signing Petition:	None - The petition was submitted by Baywinds Land Trust and the Baywinds Community Development District, property owners and developers.
Preliminary Public Meeting:	None necessary.
Required Referendum:	The creation of this District will be subject only to BCC approval; no election will be necessary as 100 percent of the owners signed the petition.
Preliminary Assessment Roll:	In the event any Homeowners Association or CDD fails to provide the maintenance services below, and contingent upon BCC approval of this District's creation ordinance, a hearing before the BCC to adopt the multipurpose maintenance assessment roll will be conducted. The implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.

Proposed Service and Improvements

Multipurpose Maintenance Services:	The creation of this District is requested to maintain the landscaped areas, grass medians, swales, berms, walls adjacent to public right-of-way and those private areas currently maintained by the existing CDD should any Homeowners Association or the CDD fail to provide these services. Failure to provide maintenance within the private road area is defined in a non-exclusive easement granted to Miami-Dade County and recorded in the Public Records.
Estimated Initial Billing:	Assessment billed annually as an itemized portion of the annual tax bill.

INITIAL START OF SERVICE

Multipurpose Maintenance Services: October 1st following cessation of maintenance services by the developer and failure of any Homeowners Association or the CDD to provide services.

METHOD OF APPORTIONMENT

Maintenance Services: Square Footage

ESTIMATED ANNUAL TOTAL COST	**First Year**	**Second Year**
Maintenance Services:	$237,980	$199,660
ESTIMATED ANNUAL RATES	**First Year**	**Second Year**
Maintenance Services:	$0.0594	$0.0499
ESTIMATED ANNUAL ASSESSMENTS	**First Year**	**Second Year**
Maintenance Services:		
For A Typical Townhouse Lot (Low):	$282.15	$237.03
For A Typical Townhouse Lot (High):	$400.95	$336.83
For A Typical Single-family Lot:	$549.45	$461.58

The annual assessments shown above are representative of costs for typical townhouse units and single-family lots within this District.

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

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

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

Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: July 24, 2007

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

SUBJECT: Agenda Item No. 5(C)

Please note any items checked.

____	"4-Day Rule" ("3-Day Rule" for committees) applicable if raised
____	6 weeks required between first reading and public hearing
____	4 weeks notification to municipal officials required prior to public hearing
____	Decreases revenues or increases expenditures without balancing budget
____	Budget required
____	Statement of fiscal impact required
____	Bid waiver requiring County Manager's written recommendation
____	Ordinance creating a new board requires detailed County Manager's report for public hearing
____	Housekeeping item (no policy decision required)
✓	No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5 (C)
7-24-07

ORDINANCE NO. 07-101

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

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

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

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

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a petition for the creation of a special taxing district to be known as the BAYWINDS MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT duly signed by 100% of the owners (developer/petitioner) of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing maintenance of the landscaped areas, grass medians, swales, berms, walls adjacent to public right-of-way and private areas currently maintained by the CDD, located within the public domain to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

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

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

Manager attached to such report and recommendations a map or sketch showing the boundaries and location of the proposed district. Such "Report and Recommendations" of the County Manager was filed with the Clerk and transmitted to the Chairperson; and

WHEREAS, it appearing to the Board of County Commissioners from such report of the County Manager and other investigations that the district petitioned for would be of special benefit to all property within the proposed boundaries and that the total amount of the special assessments to be levied would not be in excess of such special benefit; the Clerk of the Board certified the place, date and hour for a public hearing on the petition of the owner/developer/petitioner and the report and recommendations of the County Manager -- said hearing was held on Tuesday, July 24, 2007 . Copies of the public notice were duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof were posted in not less than five (5) public places within the proposed district, and copies thereof were mailed to all owners of taxable real property within the boundaries of the proposed district as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, July 24, 2007 , held a public hearing, at which all interested persons were afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

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

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

Section 1. In accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a special taxing district to be known and designated as the BAYWINDS MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT is hereby created and established within the municipal limits of the City of Homestead, Florida. Pursuant to Chapter 18 of the Code, Miami-Dade County has received approval from the City of Homestead to create this special taxing district.

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

> Portions of Section 15, Township 57 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows:
>
> The SW ¼ of said Section 15 and the E ¼ of the NW ¼ of said Section 15 lying South of the south right-of-way line of Canal-103 and the south 50 feet of the W ¾ of the NW ¼ of said Section 15 (a.k.a. Baywinds Community).
>
> Baywinds of Abaco, Tentative Plat #T-22698
> Baywinds of Barbados, Tentative Plat #T-22699
> Baywinds of Cozumel, Tentative Plat #T-22716
> Baywinds of Dominica, Tentative Plat #T-22700
> Baywinds of Eleuthera, Tentative Plat #T-22701
> Baywinds of Flores, Tentative Plat #T-22702
> Baywinds of Galapagos, Tentative Plat #T-22703
> Baywinds of Hatteras, Tentative Plat #T-22729
> Baywinds of Ibiza, Tentative Plat #T-22704
> Baywinds of Roads, Tentative Plat #T-22705

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

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

> Maintain the landscaped areas, grass medians, swales, berms, walls adjacent to public right-of-way and those private areas currently maintained by the existing CDD should any Homeowners Association or the CDD fail to provide maintenance within the private road area as defined in a non-exclusive easement granted to Miami-Dade County and recorded in the Public Records.

Section 4. The estimated cost to the property owners for the maintenance and operation of the district's improvements and/or services including engineering, administration, billing, collecting and processing for the first year is $237,980, and $199,660 for the second year. It is estimated that the cost per assessable square foot of real property within the proposed district is $0.0594 for the first year, and $0.0499 for the second year. The second and succeeding years' assessments will be adjusted from actual experience.

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

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

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

Section 8. The County Manager is further directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code of Miami-Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the

provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. In accordance with utilization of the ad valorem tax collection method, if such special assessments are unpaid, when due, the potential for loss of title to the property exists.

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

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

PASSED AND ADOPTED: July 24, 2007

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

James K. Kracht

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

Pursuant to Chapter 18 of the Code, and as a result of a detailed investigation of a duly petitioned for special taxing district, the following facts are hereby submitted concerning the creation of Baywinds Multipurpose Maintenance Special Taxing District.

1. BOUNDARIES OF THIS DISTRICT

The proposed District is located entirely within the municipal limits of the City of Homestead, Florida. Pursuant to Chapter 18 of the Code, Miami-Dade County has received approval from the City of Homestead to create this special District per Resolution No. R-2005-04-58, a copy of which is attached, and the boundaries, as set forth in the petition, are as follows:

> Portions of Section 15, Township 57 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows:
>
> The SW ¼ of said Section 15 and the E ¼ of the NW ¼ of said Section 15 lying South of the south right-of-way line of Canal-103 and the south 50 feet of the W ¾ of the NW ¼ of said Section 15 (a.k.a. Baywinds Community).
>
> Baywinds of Abaco, Tentative Plat #T-22698
> Baywinds of Barbados, Tentative Plat #T-22699
> Baywinds of Cozumel, Tentative Plat #T-22716
> Baywinds of Dominica, Tentative Plat #T-22700
> Baywinds of Eleuthera, Tentative Plat #T-22701
> Baywinds of Flores, Tentative Plat #T-22702
> Baywinds of Galapagos, Tentative Plat #T-22703
> Baywinds of Hatteras, Tentative Plat #T-22729
> Baywinds of Ibiza, Tentative Plat #T-22704
> Baywinds of Roads, Tentative Plat #T-22705.

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

2. LOCATION AND DESCRIPTION OF THIS DISTRICT

The creation of this District is requested to provide the services specified below regarding maintenance of all landscape areas, berms, grass medians, swale areas and walls adjacent to right-of-way within the boundaries of the District along with those private areas currently maintained by the CDD and more fully described on the Attachment to Exhibit A. Service will commence following failure of any Homeowners Associa-

tion or the CDD to provide these services, and the City of Homestead requests Miami-Dade County to provide service. Miami-Dade County may activate the District by adoption of the District's assessment roll at a subsequent public hearing.

3. ESTIMATED COST FOR THIS DISTRICT

The proposed District is to be created to provide maintenance only in the event that any Homeowners Association or the CDD fail to provide the services as described in Item 2 above. Following commencement of services by the District, any increase in future maintenance functions may be recommended by a majority of the property owners for consideration by Miami-Dade County as administrator. The deletion of services is subject to maintaining a minimum level of services as determined by the Miami-Dade County Public Works Department. Maintenance services may not be entirely eliminated unless the District is abolished.

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

A cost estimate developed by the Public Works Department, based on estimates previously provided by the Park and Recreation Department for similar maintenance taxing districts, indicates the annual cost for the initial maintenance program to be $165,220 for the first and second years. In addition to that cost, it will be necessary for the County to recover the administrative, processing, billing, and advertising costs incurred in establishing and maintaining the District as provided by Chapter 18 of the Code, as well as provide for contingency and discount costs. This cost is estimated to be $72,760 the first year and $34,440 the second year. An annual meeting will be conducted with the owners of real property within the District as an integral part of the annual budget process. This will enable Miami-Dade County, as administrator, to secure suggestions from affected community representatives or association to improve delivery and lower costs of the services provided within the scope of the District's authorized functions as specified in Item 2 above, and to determine the following:

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

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

ESTIMATED ANNUAL COSTS

	First Year	Second Year
Initial Annual Maintenance	$165,220	$165,220
Administrative, Processing, Billing and Advertising Costs	72,760	34,440
Contingency/Discount	31,040	9,510
Total Estimated Cost to District	$237,980	$199,660

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

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

The proposed District conforms to and in no way conflicts with the Comprehensive Development Master Plan of Miami-Dade County (see attached memorandum from the Department of Planning and Zoning).

5. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT

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

6. ESTIMATE OF ASSESSMENT AGAINST BENEFITED PROPERTY

This District will be held dormant until such time as stated above. Shown below is an estimate of costs if service were to commence in 2007. These costs are included for report purposes only, actual costs to provide services will be determined and presented to the Board of County Commissioners at the assessment roll hearing. The combined cost of the maintenance program, processing and administrative expenses as shown in Item 3 above is to be paid for by special assessments levied against all benefited

properties and is to be apportioned to individual properties within the District on the basis of lot or parcel square footage. The cost per assessable square foot to be assessed for this service is estimated as follows:

	First Year	**Second Year**
Estimated Total District Cost	$237,980	$199,660
Estimated Total Assessable Property Square Footage	4,005,092	4,005,092
Estimated Cost Per Square Foot of Property	$0.0594	$0.0499
SAMPLE ASSESSMENT		
Per Year For A Typical Townhouse Lot (lLow):	$282.15	$237.03
Per Year For A Typical Townhouse Lot (High):	$400.95	$336.83
Per Year For A Typical Single-family Lot:	$549.45	$461.58

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

7. RECOMMENDATION

I recommend that this District be created pursuant to Section 18-22.1 of the Code, as 100% of the property owners have signed the petition and no referendum is required. I also recommend that the County Attorney cause to be prepared an ordinance authorizing the creation of the Baywinds Multipurpose Maintenance Special Taxing District. Pursuant to Section 18-22.1 of the Code, the BCC shall receive and hear, at a public hearing, remarks by interested persons on this District, and thereafter may adopt such ordinance. Following failure of any Homeowners Association or the CDD to provide these services, the BCC shall adopt the District's assessment roll to fund these services. Adoption of an assessment roll resolution will enable the Miami-Dade County Tax Collector to provide the funding necessary to reimburse affected County Agencies involved in the creation and establishment of this District, as well as operate and maintain this District. The ordinance creating the District shall take effect ten (10) days after the date of its adoption

unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the Board. My office will also be available to answer any questions from the public or your office in regard to the financial and/or engineering facts of this project. We further recommend that the County Manager forward this report to the BCC after he has reviewed it and concurred with our findings.

Encls:
(1) Copy of Petition and Attachments
(2) Copy of Resolution from the City of Homestead
(3) Copy of Memo from Department of Planning and Zoning
(4) District Boundary Map (Exhibit A)

Memorandum

MIAMI-DADE COUNTY

Date: February 7, 2007

To: Kay M. Sullivan, Director
Office of the Clerk of the Board
Attn: Felicia Hurst

From: Donald L. Tock, Jr., Chief
Special Taxing Districts Division

Subject: Baywinds Multipurpose
Special Taxing District

In reference to the subject petition, we hereby certify that, in compliance with Section 18-22.1 of the Miami-Dade County Code, this Department has verified the attached name against the records of the Property Appraisal Department, and has concluded that said petition relates to real property in a new subdivision and the signators are owners and/or individuals signing in their official capacity as representatives of the owners of the property in question. We are therefore submitting the following information:

1.	Total number of parcels of land within district boundaries	13
2.	Total number of owners of property within district boundaries	2
3.	Total number of resident owners within district boundaries (this is a new subdivision area)	0
4.	Total number of signatures on the petition	2
5.	Total number of owners or representatives signing the petition in an official capacity	2
6.	Percentage of owners or representatives signing the petition in their official capacity	100%

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

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

Attachment

cc: James Kracht

REVISED

MIAMI-DADE COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Don Tock
Chief, Special Taxing

FROM: James K. Kracht JKK/cg
Assistant County Attorney

DATE: April 4, 2007

RE: Baywinds Multipurpose
Special Taxing District

Please be advised that I have reviewed the above referenced petition and find it to be legally sufficient.

JKK/cg

Date: November 20, 2006

MIAMI-DADE COUNTY
PUBLIC WORKS DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

Department Acceptance Date
(Government Use Only)

PETITION FOR MULTIPURPOSE SPECIAL TAXING DISTRICT

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

We, the undersigned property owners, do hereby petition Miami-Dade County, Florida for the creation of a 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: the installation, operation and maintenance of sodium vapor street lights of an intensity of 9,500 up to 50,000 lumens, mounted on concrete, fiber glass or existing poles; landscape, lake, entrance features and other maintenance services shall be more fully described on attached Exhibit "B". The petition for district lies within that portion of the unincorporated area of Miami-Dade County as more fully described on the attached Exhibit "A".

Tentative Plat(s) Name(s) (Collectively referred to herein as "BAYWINDS COMMUNITY"):

"BAYWINDS OF ABACO" (T-_____)
"BAYWINDS OF BARBADOS" (T-_____)
"BAYWINDS OF COZUMEL" (T-_____)
"BAYWINDS OF DOMINICA" (T-_____)
"BAYWINDS OF ELEUTHERA" (T-_____)
"BAYWINDS OF FLORES" (T-_____)
"BAYWINDS OF GALAPAGOS" (T-_____)
"BAYWINDS OF HATTERAS" (T-_____)
"BAYWINDS OF IBIZA" (T-_____)
"BAYWINDS ROADS" (T-_____)

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

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
BAYWINDS LAND TRUST, dated as of February 5, 2004 By: _____ Carlos E. Martinez, as Trustee BAYWINDS COMMUNITY DEVELOPMENT DISTRICT By: _____ Mercedes Henderson, as Chairperson	730 N.W. 107th Avenue, 4th Floor Miami, Florida 33172 Two Witnesses: 1) _____ Print Name: Ileana V. Castro 2) _____ Print Name: Robert Platt	More fully described on "EXHIBIT A" attached hereto	10-7915-001-0180 10-7915-001-0170 10-7915-001-0161 10-7915-001-0160 10-7915-001-0150 10-7915-001-0140 10-7915-001-0051 10-7915-001-0130 10-7915-001-0220 10-7915-001-0251 10-7915-001-0252 10-7915-001-0250 10-7915-001-0190

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgements Carlos E. Martinez, as Trustee, of the Baywinds Land Trust, dated as of February 5, 2004, who is personally known to me or has produced identification in the form of _____, and who executed the foregoing petition and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal at the City of _____, County of Miami-Dade and State of Florida, this 20th day of November, 2006.

Ileana M. Castro
Commission #DD189945
Expires: Apr 19, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

(SEAL)

Notary Public Signature: _____

State of: _____

My Commission expires: _____

Departmental Acceptance Date
(Government Use Only)

Date: November 20, 2006

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgements Mercedes Henderson, as Chairperson of the Baywinds Community Development District, who is personally known to me or has produced identification in the form of _____, and who executed the foregoing petition and acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal at the City of Miami**, County of Miami-Dade and State of Florida, this** 20th **day of** November**, 2006.**

Notary Public State of Florida
Tracy Lee Pedrouzo
My Commission DD609323
Expires 10/26/2010

Notary Public Signature: [signature]
State of: FL.
My Commission expires: 10/26/10

[Remainder of page intentionally left blank – Exhibits "A" and "B" to follow]

Departmental Acceptance Date
(Government Use Only)

Date: November 20, 2006

EXHIBIT "A"

Exhibit "A" to the petition dated November 20, 2006, for the creation of a Special Taxing District(s) for the plats known as:

Tentative Plat(s) Name(s) (collectively referred to herein as "BAYWINDS COMMUNITY"):

"BAYWINDS OF ABACO" (T-_____)
"BAYWINDS OF BARBADOS" (T-_____)
"BAYWINDS OF COZUMEL" (T-_____)
"BAYWINDS OF DOMINICA" (T-_____)
"BAYWINDS OF ELEUTHERA" (T-_____)
"BAYWINDS OF FLORES" (T-_____)
"BAYWINDS OF GALAPAGOS" (T-_____)
"BAYWINDS OF HATTERAS" (T-_____)
"BAYWINDS OF IBIZA" (T-_____)
"BAYWINDS ROADS" (T-_____)

LEGAL DESCRIPTION ("BAYWINDS OF ABACO"):

All of Tracts 22, 23, 24, 25 and 26, and a portion of Tracts 21 and 27, Block 3, as shown on "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, at Page 10 of the Public Records of Miami- Dade County, Florida, and a portion of S.W. 328th Street, to be closed, vacated and abandoned all ing in Section 15, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as ollows:

Commence at the South 1/4 corner of said Section 15; thence S89°34'09"W, along the South line of the Southwest 1/4 of said Section 15, for a distance of 1304.53 feet; thence N00°18'19"W for a distance of 35.00 feet to a point on the North Right-of-way Line of that certain Canal as described in Official Records Book 8630, at Page 1333, and in Official Records Book 8673, at Page 1272, all of the Public Records of Miami-Dade County, Florida; thence N89°34'09"E, along the last described line for a distance of 35.00 feet; thence N00°18'19"W for a distance of 70.00 feet; thence N89°34'09"E, for a distance of 100.05 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89°34'09"E for a distance of 276.46 feet; thence S00°17'46"E for a distance of 40.00 feet; thence N89°34'09"E for a distance of 65.97 feet; thence S00°25'51"E for a distance of 10.00 feet; thence N89°34'09"E for a distance of 787.06 feet; thence N00°17'00"W for a distance of 50.00 feet; thence N89°34'09"E for a distance of 10.00 feet to a point on a line 30.00 feet West of and parallel to the East line of the Southwest 1/4 of said Section 15; thence N00°17'00"W, along said line for a distance of 909.51 feet; thence S89°43'00"W for a distance of 10.00 feet; thence S46°49'13"W for a distance of 242.46 feet; thence N43°10'47"W for a distance of 298.79 feet; thence S89°42'34"W for a distance of 381.92 feet; thence N45°17'26"W for a distance of 18.28 feet to a point of intersection with the Southeasterly line of Tract "E", of "BAYWINDS ROAD", according to the plat thereof as recorded in Plat Book _____, at Page ___, of the Public Records of Miami-Dade County, Florida; thence continue N45°17'26"W, for a distance of 11.81 feet to its intersection with the arc of a circular curve to the right, concave to the Northwest, a radial line from said point bears N22°19'41"W; thence Southwesterly, along the arc of said curve, having for its elements a radius of 86.00 feet, through a central angle of 22°02'14" for an arc distance of 33.08 feet to a point of tangency; thence S89°42'34"W for a distance of 30.89 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly, along the arc of said curve, having for its elements a radius of 86.00 feet, through a central angle of 45°00'00" for an arc distance of 67.54 feet to a point of tangency; thence N45°17'26"W for a distance of 31.80 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northwesterly and Westerly, along the arc of said curve, having for its elements a radius of 20.00 feet, through a central angle of 45°00'00" for an arc distance of 15.71 feet to a point of tangency; thence S89°42'34"W for a distance of 14.64 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly and Southwesterly, along the arc of said curve, having for its elements a radius of 20.00 feet, through a central angle of 45°00'00" for an arc distance of 15.71 feet to a point of tangency; thence S44°42'34"W for a distance of 158.17 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Southwesterly, along the arc of said curve, having for its elements a radius of 545.00 feet, through a central angle of 03°10'42" for an arc distance of 30.23 feet to its intersection with the arc of a circular curve to the right, concave to the Southeast, a radial line from said point bears N84°32'35"W; thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a

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central angle of 37°40'51" for an arc distance of 16.44 feet to its intersection with the arc of a circular curve to the left, concave to the Southeast, a radial line to said point bears N46°51'44"W; thence Southwesterly along the arc of said curve, having for its elements a radius of 550.00 feet, through a central angle of 14°23'35: for an arc distance of 138.16 feet to its intersection with the arc of a circular curve to the right, concave to the Southeast, a radial line from said point bears N61°15'19"W; thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 37°40'51" for an arc distance of 16.44 feet to its intersection with the arc of a circular curve to the left, concave to the Southeast, a radial line from said point bears N59°38'55"W; thence Southwesterly along the arc of said curve, having for its elements a radius of 545.00 feet, through a central angle of 39°22'07" for an arc distance of 374.48 feet to a point of reverse curvature of a circular curve to the right, concave to the Southwest; thence Southerly along the arc of said curve, having for its elements a radius of 1209.53 feet, through a central angle of 08°42'43" for an arc distance of 183.91 feet to a point of tangency; thence S00°18'19"E for a distance of 161.01 feet; thence N89°34'09"E for a distance of 15.01 feet to its intersection with the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N88°42'44"E; thence Southerly and Southeasterly along the arc of said curve, having for its elements a radius of 80.78 feet, through a central angle of 74°56'08" for an arc distance of 105.65 feet to a point of reverse curvature of a circular curve to the right, concave to the Southwest, thence Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 77°47'33" for an arc distance of 33.07 feet to a point of tangency; thence S00°25'51"E for a distance of 3.66 feet to the POINT OF BEGINNING.

Containing 1,173,637.51 Square Feet or 26.94 Acres more or less.

LEGAL DESCRIPTION ("BAYWINDS OF BARBADOS"):

A PORTION OF TRACTS 2, 3, 4, 5, 6, 7, 13 AND 28, BLOCK 3, OF "PLAT OF LANDS BELONGING TO MIAMI LAND AND DEVELOPMENT COMPANY" IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THAT CERTAIN 50 FOOT RIGHT-OF-WAY IN BLOCK 2 OF SAID PLAT, RECORDED IN OFFICIAL RECORDS BOOK 2023, PAGE 461 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, CLOSED, VACATED AND ABANDONED BY RESOLUTION NO. 2005-02-17, THE ENTIRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE SOUTH 89°33'33" WEST ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 626.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°33'33" WEST ON SAID NORTH LINE 44.01 FEET; THENCE NORTH 00°25'09" WEST 50.00 FEET; THENCE SOUTH 89°33'33" WEST 694.78 FEET; THENCE SOUTH 00°18'32" EAST 865.84 FEET; THENCE SOUTH 42°56'58" WEST 322.88 FEET; THENCE SOUTH 17°38'28" WEST 137.30 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 34.62 AND A CENTRAL ANGLE OF 81°40'35" AN ARC DISTANCE OF 49.34 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,210.00 FEET AND A CENTRAL ANGLE OF 13°12'26" AN ARC DISTANCE OF 278.91 FEET; THENCE NORTH 00°18'19" WEST 10.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTH, THE RADIUS POINT OF WHICH BEARS NORTH 05°49'29" EAST; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,200.00 FEET AND A CENTRAL ANGLE OF 06°15'38" AN ARC DISTANCE OF 131.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'51" EAST 76.97 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWEST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 44°51'18" AN ARC DISTANCE OF 11.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°42'34" EAST 274.66 FEET; THENCE SOUTH 45°17'26" EAST 17.28 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTH, THE RADIUS POINT OF WHICH BEARS SOUTH 20°49'15" EAST; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 81.00 FEET AND A CENTRAL ANGLE OF 20°31'49" AN ARC DISTANCE OF 29.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°42'34" EAST 29.67 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 81.00 AND A CENTRAL ANGLE OF 45°00'00" AN ARC DISTANCE OF 63.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°17'26" EAST 50.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'01" AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°42'34" EAST 205.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WEST; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH RADIUS OF 522.00 FEET AND A CENTRAL ANGLE OF 71°17'02" AN ARC DISTANCE OF 649.44 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EAST; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,728.00 FEET AND A CENTRAL ANGLE OF 14°16'32" AN ARC DISTANCE OF 430.54 FEET TO THE POINT OF BEGINNING.

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CONTAINING 1,107,274 SQUARE FEET, 25.4195 ACRES.

LEGAL DESCRIPTION ("BAYWINDS OF COZUMEL"):

A PORTION OF TRACTS 13, 14,17,18,19,20, 21 AND 27 BLOCK 3, OF "PLAT OF LANDS BELONGING TO MIAMI LAND AND DEVELOPMENT COMPANY" IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89°34'09" EAST ON THE SOUTH LINE OF SAID SECTION 15 FOR 556.68 FEET; THENCE NORTH 00°25'51" WEST 105.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°25'51" WEST 1,098.00 FEET; THENCE NORTH 58°01'36" WEST 50.28 FEET; THENCE NORTH 00°19'37" WEST 248.41 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTH, THE RADIUS POINT OF WHICH BEARS SOUTH 08°26'59" WEST; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,940.00 FEET AND A CENTRAL ANGLE OF 08°20'46" AN ARC DISTANCE OF 428.27 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS NORTH 84°58'47" WEST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 78°42'07" AN ARC DISTANCE OF 34.34 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE, CONCAVE SOUTH; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,960.00 FEET AND A CENTRAL ANGLE OF 02°32'36" AN ARC DISTANCE OF 131.39 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 78°42'07" AN ARC DISTANCE OF 34.34 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTH, THE RADIUS POINT OF WHICH BEARS SOUTH 18°23'01" WEST; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,940.00 FEET AND A CENTRAL ANGLE OF 00°35'51" AN ARC DISTANCE OF 30.65 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,310.00 FEET AND A CENTRAL ANGLE OF 19°25'01" AN ARC DISTANCE OF 443.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'51" EAST 76.66 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 45°08'42" AN ARC DISTANCE OF 3.94 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°17'26" EAST 67.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 45°00'00" AN ARC DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°17'26" EAST 14.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWEST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 45 WOO" AN ARC DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 44°42'34" WEST 158.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 53°43'36" AN ARC DISTANCE OF 600.13 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,114.53 FEET AND A CENTRAL ANGLE OF 08°42'43" AN ARC DISTANCE OF 169.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°18'19" EAST 159.20 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWEST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 80.78 FEET AND A CENTRAL ANGLE OF 76°08'36" AN ARC DISTANCE OF 107.35 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 75°59'41" AN ARC DISTANCE OF 33.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°25'51" EAST 4.17 FEET TO THE INTERSECTION WITH A LINE 105.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 89°34'09" WEST ON SAID PARALLEL LINE 683.13 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION ("BAYWINDS OF DOMINICA"):

A PORTION OF TRACTS 7, 8, 9, 10 AND 13, BLOCK 3, OF "PLAT OF LANDS BELONGING TO MIAMI LAND AND DEVELOPMENT COMPANY" IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THAT CERTAIN 50 FOOT RIGHT-OF-WAY IN BLOCK 2 OF SAID PLAT, RECORDED IN OFFICIAL RECORDS BOOK 2023, PAGE 461 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CLOSED, VACATED AND ABANDONED BY RESOLUTION NO. 2005-02-17, THE ENTIRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE SOUTH 89°33'33" WEST ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 1,365.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°18'32" EAST 815.84 FEET; THENCE SOUTH 42°56'58" WEST 322.88 FEET; THENCE SOUTH 17°38'28" WEST 137.30 FEET

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TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 34.62 FEET AND A CENTRAL ANGLE OF 81°40'35" AN ARC DISTANCE OF 49.34 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTH, THE RADIUS POINT OF WHICH BEARS SOUTH 18°59'23" WEST; THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 3,035.01 FEET AND A CENTRAL ANGLE OF 10°12'35" AN ARC DISTANCE OF 540.82 FEET; THENCE NORTH 00°19'37" WEST 46.08 FEET; THENCE SOUTH 89°40'23" WEST 40.00 FEET; THENCE NORTH 00°19'37" WEST 359.40 FEET; THENCE NORTH 89°40'23" EAST 310.72 FEET; THENCE NORTH 00°18'32 WEST 734.57 FEET; THENCE NORTH 89°33'33" EAST 500.00 FEET; THENCE SOUTH 00°18'32" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 688,843 SQUARE FEET, 15.8137 ACRES.

LEGAL DESCRIPTION ("BAYWINDS OF ELEUTHERA"):

A PORTION OF TRACTS 9, 10, 11, 12 AND 13, BLOCK 3, OF "PLAT OF LANDS BELONGING TO MIAMI LAND AND DEVELOPMENT COMPANY" IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THAT CERTAIN 50 FOOT RIGHT-OF-WAY IN BLOCK 2 OF SAID PLAT, RECORDED IN OFFICIAL RECORDS BOOK 2023, PAGE 461 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, CLOSED, VACATED AND ABANDONED BY RESOLUTION NO. 2005-02-17, THE ENTIRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE SOUTH 89°33'33" WEST ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 1,865.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°18'32" WEST 50.00 FEET; THENCE SOUTH 89°33'33" WEST 785.95 FEET; THENCE SOUTH 00°19'37" EAST 945.17 FEET; THENCE NORTH 89°40'23" EAST 20.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS SOUTH 10°34'37" WEST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 105.21 FEET AND A CENTRAL ANGLE OF 60°10'49" AN ARC DISTANCE OF 110.51 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 105.21 FEET AND A CENTRAL ANGLE OF 66°58'25" AN ARC DISTANCE OF 122.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWEST, THE RADIUS POINT OF WHICH BEARS NORTH 74°02'36" WEST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 24.80 FEET AND A CENTRAL ANGLE OF 75°16'06" AN ARC DISTANCE OF 32.58 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTH, THE RADIUS POINT OF WHICH BEARS SOUTH 02°11'40" WEST; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 3,040.00 FEET AND A CENTRAL ANGLE OF 02°24'55" AN ARC DISTANCE OF 128.14 FEET; THENCE NORTH 00°19'37" WEST 10.04 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTH, THE RADIUS POINT OF WHICH BEARS SOUTH 04°35'36" WEST; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 3,050.00 FEET AND A CENTRAL ANGLE OF 03°24'17" AN ARC DISTANCE OF 181.24 FEET; THENCE NORTH 00°19'37" WEST 359.40 FEET; THENCE NORTH 89°40'23" EAST 310.72 FEET; THENCE NORTH 00°18'32" WEST 684.57 TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION ("BAYWINDS OF FLORES"):

A PORTION OF TRACTS 13, 14, 15, 16 AND 17, BLOCK 3, OF "PLAT OF LANDS BELONGING TO MIAMI LAND AND DEVELOPMENT COMPANY" IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89°34'09" EAST ON THE SOUTH LINE OF SAID SECTION 15 FOR 30.00 FEET; THENCE NORTH 00°19'37" WEST 105.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°19'37" WEST 1,273.57 FEET; THENCE NORTH 89°40'23" EAST 20.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTH-WEST, THE RADIUS POINT OF WHICH BEARS NORTH 17°45'04" WEST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 137.13 FEET AND A CENTRAL ANGLE OF 44°13'54" AN ARC DISTANCE OF 105.86 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 137.13 FEET AND A CENTRAL ANGLE OF 48°33'46" AN ARC DISTANCE OF 116.23 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS SOUTH 73°14'32" WEST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 70°59'39" AN ARC DISTANCE OF 30.98 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE, CONCAVE SOUTH; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,960.00 FEET AND A CENTRAL ANGLE OF 02°32'30" AN ARC DISTANCE OF 131.31 FEET TO A POINT OF CUSP OF

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A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 78°42'07" AN ARC DISTANCE OF 34.34 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTH, THE RADIUS POINT OF WHICH BEARS SOUTH 04°18'44" WEST; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,940.00 FEET AND A CENTRAL ANGLE OF 04°08'15" AN ARC DISTANCE OF 212.31 FEET; THENCE SOUTH 00°19'37" EAST 248.41 FEET; THENCE SOUTH 58°01'36" EAST 50.28 FEET; THENCE SOUTH 00°25'51" EAST 1098.00 FEET TO THE INTERSECTION WITH A LINE 105.00 FEET NORTH OF AND PARALLEL WITH THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 89°34'09" WEST ON SAID PARALLEL LINE 526.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 710,298 SQUARE FEET, 16.3062 ACRES.

LEGAL DESCRIPTION ("BAYWINDS OF GALAPAGOS"):

A portion of Tracts 1, 2, 3, 25, 26, 27, and 28, Block 3, as shown on "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, at Page 10 of the Public Records of Miami- Dade County, Florida, all lying in Section 15, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows: Commence at the South 1/4 Corner of said Section 15; thence S89deg34min09secW, along the South line of the Southwest 1/4 of said Section 15, for a distance of 1304.53 feet; thence N00deg18min19secW for a distance of 35.00 feet to a point on the North Right-of-way Line of that certain Canal as described in Official Records Book 8630, at Page 1333, and in Official Records Book 8673, at Page 1272, all of the Public Records of Miami-Dade County, Florida; thence N89deg34min09secE, along the last described line for a distance of 1274.55 feet a point on a line 30.00 feet West of and parallel to the East line of the Southwest 1/4 of said Section 15; thence N00deg17min00secW, along said line for a distance of 979.51 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence S89deg43min00secW for a distance of 10.00 feet; thence S46deg49min13secW for a distance of 242.46 feet; thence S43deg10min47secW for a distance of 298.79 feet; thence S89deg42min34secW for a distance of 381.92 feet; thence N45deg17min26secW for a distance of 18.28 feet to a point of intersection with the Southeasterly line of Tract "E", of "BAYWINDS ROAD", according to the plat thereof as recorded in Plat Book _____, at Page ___, of the Public Records of Miami-Dade County, Florida; the next described nineteen(19) courses and distances being along the Easterly Limits of said Plat of "BAYWINDS ROAD"; 1) thence N44deg42min34secE for a distance of 237.87 feet to a point of curvature of a circular curve to the left, concave to the West; 2) thence Northeasterly and Northerly along the arc of said curve, having for its elements a radius of 91.00 feet, through a central angle of 45deg00min00sec for an arc distance of 71.47 feet to a point of tangency; 3) thence N00deg17min26secW for a distance of 30.89 feet to a point of curvature of a circular curve to the left, concave to the Southwest; 4) thence Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 91.00 feet, through a central angle of 45deg00min00sec for an arc distance of 71.47 feet to a point of tangency; 5) thence N45deg17min26secW for a distance of 49.16 feet to a point of curvature of a circular curve to the right, concave to the East; 6) thence Northwesterly, Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 15.00 feet, through a central angle of 90deg00min00sec for an arc distance of 23.56 feet to a point of tangency; 7) thence N44deg42min34secE for a distance of 205.00 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly along the arc of said curve, having for its elements a radius of 588.00 feet, through a central angle of 18deg43min22sec for an arc distance of 192.14 feet to a point on a non-tangential line; 8) thence N00deg17min26secW for a distance of 23.45 feet to its intersection with the arc of a circular curve to the left, concave to the West, a radial line from said point bears N66deg05min55secW; 9) thence Northeasterly along the arc of said curve, having for its elements a radius of 578.00 feet, through a central angle of 2deg24min43sec for an arc distance of 24.33 feet to a point non-tangential line; 10) thence N89deg59min22secE for a distance of 54.58 feet; 11) thence NORTH for a distance of 40.00 feet; 12) thence S89deg59min22secW for a distance of 40.50 feet to its intersection with the arc of a circular curve to the left, concave to the West, a radial line from said point bears N72deg42min54secW; 13) thence Northeasterly, Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 578.00 feet, through a central angle of 43deg51min34sec for an arc distance of 442.45 feet feet to a point of reverse curvature of a circular curve to the right, concave to the Northeast; 14) thence Northwesterly along the arc of said curve, having for its elements a radius of 1672.00 feet, through a central angle of 8deg17min11sec for an arc distance of 241.82 feet to a point of compound curvature of a circular curve to the right, concave to the Southeast; 15) thence Northwesterly, Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 91deg50min39sec for an arc distance of 40.07 feet to a point of tangency; 16) thence N73deg33min22secE for a distance of 266.80 feet to a point of curvature of a circular curve to the right, concave to the South; 17) thence Northeasterly and Easterly along the arc of said curve, having for its elements a radius of 622.00 feet, through a central angle of 16deg00min11sec for an arc distance of 173.73 feet to a point of tangency; 18) thence N89deg33min33secE for a distance of 26.68 feet to a point of curvature of a circular curve to

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the right, concave to the Southwest; 19) thence Easterly, Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 90deg09min27sec for an arc distance of 39.34 feet to a point of tangency; thence S00deg17min00secE, along said line 30.00 feet West of and parallel to the East line of the Southwest 1/4 of said Section 15, for a distance of 1596.64 feet to the POINT OF BEGINNING.

Containing: 793,606.75 Square Feet and/or 18.22 Acres more or less.

LEGAL DESCRIPTION ("BAYWINDS OF HATTERAS"):

A portion of Tracts 24, 25, and 26, Block 2, and a portion of Tracts 2 and 3, Block 3, as shown on "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, at Page 10 of the Public Records of Miami-Dade County, Florida, all lying in Section 15, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows: Commence at the Center of said Section 15; thence S89deg33min33secW, along the North line of the Southwest 1/4 of said Section 15, for a distance of 30.00 feet; thence N00deg28min11secW, along a line 30.00 feet West of and parallel to the East line of the Northwest 1/4 of said Section 15, for a distance of 53.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N00deg28min11secW, along the last described line for a distance of 691.54 feet; thence S89deg31min49secW for a distance of 572.62 feet; the next described eleven(11) courses and distances being along the Southerly, Easterly and Northeasterly Lines of Tract "A", of "BAYWINDS ROAD", according to the Plat thereof, as recorded in Plat Book _____, at Page ___, of the Public Records of Miami-Dade County, Florida; 1) thence S00deg25min09secE for a distance of 116.18 feet to a point of curvature of a circular curve to the left, concave to the Northeast; 2) thence Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 15.00 feet, through a central angle of 90deg03min02sec for an arc distance of 23.58 feet; thence 3) S89deg31min49secW for a distance of 25.01 feet; thence 4) S00deg25min09secE for a distance of 257.35 feet to a point of curvature of a circular curve to the left, concave to the East; 5) thence Southeasterly along the arc of said curve, having for its elements a radius of 1678.00 feet, through a central angle of 12deg37min16sec for an arc distance of 369.63 feet to a point of compound curvature of a circular curve to the left, concave to the Northeast; 6) thence Southeasterly, along the arc of said curve, having for its elements a radius of 530.00 feet, through a central angle of 5deg07min25sec for an arc distance of 47.39 feet to a point of compound curvature of a circular curve to the left, concave to the Northeast; 7) thence Southeasterly, Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 88deg16min48sec for an arc distance of 38.52 feet to a point of tangency; 8) thence N73deg33min22secE for a distance of 271.40 feet to a point of curvature of a circular curve to the right, concave to the South; 9) thence Northeasterly and Easterly along the arc of said curve, having for its elements a radius of 678.00 feet, through a central angle of 16deg00min11sec for an arc distance of 189.37 feet to a point of tangency; 10) thence N89deg33min33secE for a distance of 26.80 feet to a point of curvature of a circular curve to the left, concave to the Northwest; 11) thence Easterly, Northeasterly and Northerly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 90deg01min43sec for an arc distance of 39.28 feet to the POINT OF BEGINNING.

Containing: 434,809.45 Square Feet and/or 9.98 Acres more or less.

LEGAL DESCRIPTION ("BAYWINDS OF IBIZA"):

A portion of Tracts 24, 25, 26, 27 and 28, Block 2, as shown on "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, at Page 10 of the Public Records of Miami- Dade County, Florida, lying in the Northwest 1/4 of Section 15, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows: Commence at the Center of said Section 15; thence S89deg33min33secW, along the South line of the Northwest 1/4 of said Section 15, for a distance of 30.00 feet; thence N00deg28min11secW, along a line 30.00 feet West of and parallel to the East line of the Northwest 1/4 of said Section 15, for a distance of 744.54 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence S89deg31min49secW for a distance of 572.62 feet to a point of curvature of a circular curve to the right, concave to the Northeast; the next described four(4) courses and distances being along the Easterly and Northerly Lines of Tract "A", of "BAYWINDS ROAD", according to the Plat thereof, as recorded in Plat Book _____, at Page ___, of the Public Records of Miami-Dade County, Florida; 1) thence Westerly, Northwesterly and Northerly, N00deg25min09secW for a distance of 116.18 feet to a point of curvature of a circular curve to the right, concave to the Southeast; thence Northerly, Northeasterly and Easterly along the arc of said curve, having for its elements a radius of 15.00 feet, through a central angle of 89deg56min58sec for an arc distance of 23.55 feet to a point of cusp; thence S89deg31min49secW for a distance of 81.99

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feet; thence N00deg25min09secW for a distance of 676.12 feet; the next described three(3) courses and distances being along the Southerly Right-of-way Line of Canal C-103; 1) thence N89deg22min02secE for a distance of 274.54 feet to a point of curvature of a circular curve to the right, concave to the Southwest; 2) thence Easterly and Southeasterly along the arc of said curve, having for its elements a radius of 315.00 feet, through a central angle of 30deg00min58sec for an arc distance of 165.02 feet to a point of tangency; 3) thence S60deg37min00secE for a distance of 238.28 feet; thence S00deg28min11secE, along a line 30.00 feet West of and parallel with the East Line of the Northwest 1/4 of said Section 15, for a distance of 647.66 feet to the POINT OF BEGINNING.

Containing 484,600.84 Square Feet and/or 11.12 Acres more or less.

LEGAL DESCRIPTION ("BAYWINDS ROADS"):

A portion of Tracts 24, 25 and 26, Block 2, Tracts 1, 2, 3, 12, 13, 14, 20, 21, 27 and 28, Block 3, as shown on "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, at Page 10 of the Public Records of Miami-Dade County, Florida, all lying in Section 15, Township 57 South, Range 39 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the South 1/4 corner of said Section 15; thence S89deg34min09secW, along the South line of the Southwest 1/4 of said Section 15, for a distance of 1304.53 feet; thence N00deg18min19secW for a distance of 105.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S89deg34min09secW, along the North Right-of-way line of S.W. 328th Street (S.E. 8th Street), as described in Official Records Books 2577, at Page 255 of the Public Records of Miami-Dade County, Florida, said line being parallel with and 105.00 feet North of the South line of the Southwest 1/4 of said Section 15, for a distance of 134.95 feet; thence N00deg25min51secW for a distance of 3.40 feet to a point of curvature of a circular curve to the right, concave to the Southeast; thence Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 75deg59min45sec for an arc distance of 33.16 feet to a point of reverse curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly and Northerly along the arc of said curve, having for its elements a radius of 80.78 feet, through a central angle of 75deg52min13sec for an arc distance of 106.97 feet to a point of tangency; thence N00deg18min19secW for a distance of 160.36 feet to a point of curvature of a circular curve to the left, concave to the West; thence Northerly along the arc of said curve, having for its elements a radius of 1114.53 feet, through a central angle of 8deg42min43sec for an arc distance of 169.47 feet to a point of reverse curvature of a circular curve to the right, concave to the Southeast; thence Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 640.00 feet, through a central angle of 53deg43min35sec for an arc distance of 600.13 feet to a point of tangency; thence N44deg42min34secE for a distance of 158.17 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly and Northerly along the arc of said curve, having for its elements a radius of 5.00 feet, through a central angle of 45deg00min00sec for an arc distance of 3.93 feet to a point of tangency; thence N00deg17min26secW for a distance of 14.64 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 5.00 feet, through a central angle of 45deg00min00sec for an arc distance of 3.93 feet to a point of tangency; thence N45deg17min26secW for a distance of 67.70 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 5.00 feet, through a central angle of 45deg00min00sec for an arc distance of 3.93 feet to a point of tangency; thence S89deg33min51secW for a distance of 76.67 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Westerly along the arc of said curve, having for its elements a radius of 1310.00 feet, through a central angle of 19deg25min01sec for an arc distance of 443.94 feet to a point of reverse curvature of a circular curve to the left, concave to the Southwest; thence Northwesterly along the arc of said curve, having for its elements a radius of 2940.00 feet, through a central angle of 00deg35min51sec for an arc distance of 30.65 feet to its intersection with the arc of a circular curve to the right, concave to the Southeast, a radial line from said point bears S59deg50min26secE; thence Northeasterly, Easterly and Southeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 78deg42min07sec for an arc distance of 34.34 feet to its intersection with the arc of a circular curve to the left, concave to the Southwest, a radial line from said point bears S18deg51min41secW; thence Northwesterly along the arc of said curve, having for its elements a radius of 2960.00 feet, through a central angle of 02deg32min36sec for an arc distance of 131.39 feet to its intersection with the arc of a circular curve to the right, concave to the Southwest, a radial line from said point bears S16deg19min05secW; thence Southeasterly and Southerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 78deg42min07sec for an arc distance of 34.34 feet to its intersection with

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the arc of a circular curve to the left, concave to the Southwest, a radial line from said point bears S16deg47min45secW; thence Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 2940.00 feet, through a central angle of 12deg29min01sec for an arc distance of 640.57 feet to its intersection with the arc of a circular curve to the right, concave to the Southeast, a radial line from said point bears S73deg54min43secE; thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 78deg42min07sec for an arc distance of 34.34 feet to its intersection with the arc of a circular curve to the left, concave to the Southwest, a radial line from said point bears S04deg47min24secW; thence Westerly along the arc of said curve, having for its elements a radius of 2960.00 feet, through a central angle of 02deg32min30sec for an arc distance of 131.31 feet to its intersection with the arc of a circular curve to the right, concave to the Southwest, a radial line from said point bears S02deg14min53secW; thence Southeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 70deg59min39sec for an arc distance of 30.98 feet to its intersection with the arc of a circular curve to the left, concave to the Southeast, a radial line from said point bears S13deg25min12secE; thence Southwesterly along the arc of said curve, having for its elements a radius of 137.13 feet, through a central angle of 48deg33min46sec for an arc distance of 116.23 feet to a point of reverse curvature of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 137.13 feet, through a central angle of 44deg13min54sec for an arc distance of 105.86 feet its intersection with a non-tangent line; thence S89deg40min23secW for a distance of 20.00 feet; thence N00deg19min37secW, along the Easterly Right-of-way Line of S.W. 147th Avenue (THREE MILE ROAD), said line being parallel with and 30.00 feet East of the West Line of the Southwest 1/4 of said Section 15, for a distance of 390.02 feet; thence N89deg40min23secE for a distance of 20.00 feet to its intersection with the arc of a circular curve to the right, concave to the Southwest, a radial line from said point bears S10deg34min37secW; thence Southeasterly along the arc of said curve, having for its elements a radius of 105.21 feet, through a central angle of 60deg10min49sec for an arc distance of 110.51 feet to a point of reverse curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 105.21 feet, through a central angle of 66deg58min25sec for an arc distance of 122.98 feet to its intersection with the arc of a circular curve to the right, concave to the Northwest, a radial line from said point bear N74deg02min36secW; thence Southwesterly along the arc of said curve, having for its elements a radius of 24.80 feet, through a central angle of 75deg16min06sec for an arc distance of 32.58 feet to its intersection with the arc of a circular curve to the right, concave to the Southwest, a radial line from said point bears S02deg11min40secW; thence Easterly along the arc of said curve, having for its elements a radius of 3040.00 feet, through a central angle of 02deg24min55sec for an arc distance of 128.14 feet to its intersection with a non-tangent line; thence N00deg19min37secW for a distance of 10.04 feet to its intersection with the arc of a circular curve to the right, concave to the Southwest, a radial line from said point bears S04deg35min36secW; thence Southeasterly along the arc of said curve, having for its elements a radius of 3050.00 feet, through a central angle of 03deg24min17sec for an arc distance of 181.24 feet to its intersection with a non-tangent line; thence N00deg19min37secW for a distance of 29.83 feet; thence N89deg40min23secE for a distance of 40.00 feet; thence S00deg19min37secE for a distance of 46.08 feet to its intersection with the arc of a circular curve to the right, concave to the Southwest, a radial line from said point bears S08deg47min18secW; thence Southeasterly along the arc of said curve, having for its elements a radius of 3040.00 feet, through a central angle of 10deg11min34sec for an arc distance of 540.81 feet to a point of reverse curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its elements a radius of 1210.00 feet, through a central angle of 13deg12min26sec for an arc distance of 278.91 feet to its intersection with a non-tangent line; thence N00deg18min19secW for a distance of 10.06 feet to its intersection with the arc of a circular curve to the left, concave to the North, a radial line from said point bears N05deg49min29secE; thence Easterly along the arc of said curve, having for its elements a radius of 1200.00 feet, through a central angle of 06deg15min38sec for an arc distance of 131.12 feet to a point of tangency; thence N89deg33min51secE for a distance of 76.97 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly along the arc of said curve, having for its elements a radius of 15.00 feet, through a central angle of 44deg51min18sec for an arc distance of 11.74 feet to a point of tangency; thence N44deg42min34secE for a distance of 274.66 feet; thence S45deg17min26secE for a distance of 17.28 feet to its intersection with the arc of a circular curve to the right, concave to the Southeast, a radial line from said point bears S20deg49min15secE; thence Easterly along the arc of said curve, having for its elements a radius of 81.00 feet, through a central angle of 20deg31min49sec for an arc distance of 29.02 feet to a point of tangency; thence N89deg42min34secE for a distance of 29.67 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Southeasterly along the arc of said curve, having for its elements a radius of 81.00 feet, through a central angle o 45deg00min00sec for an arc distance of 63.62 feet to a point of tangency; thence S45deg17min26secE for a distance of 50.02 feet to a point of curvature of a circular curve to the left, concave to the North; thence Southeasterly, Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of

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90deg00min00sec for an arc distance of 39.27 feet to a point of tangency; thence N44deg42min34secE for a distance of 205.00 feet to a point of curvature of a circular curve to the left, concave to the Northwest;
thence Northeasterly, Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 522.00 feet, through a central angle of 71deg17min02sec for an arc distance of 649.44 feet to a point of reverse curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly along the arc of said curve, having for its elements a radius of 1728.00 feet, through a central angle of 14deg16min32sec for an arc distance of 430.54 feet to a point on a non-tangent line; thence S89deg33min33secW, along the North Line of the Southwest 1/4 of said Section 15, for a distance of 44.01 feet; thence N00deg25min09secW, along the West Line of said Lot 24, for a distance of 875.39 feet; thence N89deg31min49secE for a distance of 81.99 feet to its intersection with the arc of a circular curve to the left, concave to the Southeast, a radial line from said point bears S00deg28min11secE; thence Southwesterly and Southerly along the arc of said curve, having for its elements a radius of 15.00 feet, through a central angle of 89deg56min58sec for an arc distance of 23.55 feet to a point of tangency; thence S00deg25min09secE for a distance of 232.36 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 15.00 feet, through a central angle of 90deg03min02sec for an arc distance of 23.58 feet; thence S89deg31min49secW for a distance of 25.01 feet; thence S00deg25min09secE for a distance of 257.35 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly, along the arc of said curve, having for its elements a radius of 1678.00 feet, through a central angle of 12deg37min16sec for an arc distance of 369.63 feet to a point of compound curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its elements a radius of 530.00 feet, through a central angle of 5deg07min25sec for an arc distance of 47.39 feet to a point of compound curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly, Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 88deg16min48sec for an arc distance of 38.52 feet to a point of tangency; thence N73deg33min22secE for a distance of 271.40 feet to a point of curvature of a circular curve to the right, concave to the Southeast; thence Northeasterly and Easterly along the arc of said curve, having for its elements a radius of 678.00 feet, through a central angle of 16deg00min11sec for an arc distance of 189.37 feet to a point of tangency; thence N89deg33min33secE for a distance of 26.80 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 90deg01min43sec for an arc distance of 39.28 feet; thence S00deg28min11secE, along the West Right-of-way Line of S.W. 147th Avenue, said line being 30.00 feet West of and parallel with the East Line of the Northwest 1/4 of said Section 15, for a distance of 53.01 feet; thence S00deg17min00secE, along said West Right-of-way Line of S.W. 147th Avenue, said line being 30.00 feet West of and parallel with the East Line of the Southwest 1/4 of said Section 15, for a distance of 53.07 to its intersection with the arc of a circular curve to the left, concave to the Southwest, a radial line from said point bears S89deg43min00secW; thence Northwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 90deg09min27sec for an arc distance of 39.34 feet to a point of tangency; thence S89deg33min33secW for a distance of 26.68 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly and Southwesterly along the arc of said curve, having for its elements a radius of 622.00 feet, through a central angle of 16deg00min11sec for an arc distance of 173.73 feet to a point of tangency; thence S73deg33min22secW for a distance of 266.80 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Southwesterly, Southerly and Southeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 91deg50min39sec for an arc distance of 40.07 feet to a point of compound curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its elements a radius of 1672.00 feet, through a central angle of 08deg17min11sec for an arc distance of 241.82 feet to a point of reverse curvature of a circular curve to the right, concave to the West; thence Southeasterly, Southerly and Southwesterly along the arc of said curve, having for its elements a radius of 578.00 feet, through a central angle of 43deg51min34sec for an arc distance of 442.45 feet to its intersection with a non-tangent line; thence N89deg59min22secE for a distance of 40.50 feet; thence SOUTH for a distance of 40.00 feet; thence S89deg59min22secW for a distance of 54.58 feet to its intersection with the arc of a circular curve to the right, concave to the Northwest, a radial line from said point bears N68deg30min37secW; thence Southwesterly along the arc of said curve, having for its elements a radius of 578.00 feet, through a central angle of 02deg24min43sec for an arc distance of 24.33 feet to its intersection with a non-tangent line; thence S00deg17min26secE for a distance of 23.45 feet to its intersection with the arc of a circular curve to the right, concave to the Northwest, a radial line from said point bears 64deg00min49secW; thence Southwesterly along the arc of said curve, having for its elements a radius of 588.00 feet, through a central angle of 18deg43min22sec for an arc distance of 192.14 feet to a point of tangency; thence S44deg42min34secW for a distance of 205.00 feet to a point of curvature of a circular curve to the left, concave to the East; thence Southwesterly, Southerly and Southeasterly along the arc of said curve, having for its elements a radius of 15.00 feet, through a central angle of 90deg00min00sec for an arc distance of 23.56 feet to a point of tangency; thence

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S45deg17min26secE for a distance of 49.16 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 91.00 feet, through a central angle of 45deg00min00sec for an arc distance of 71.47 feet to a point of tangency; thence S00deg17min26secE for a distance of 30.89 feet to a point of curvature of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 91.00 feet, through a central angle of 45deg00min00sec for an arc distance of 71.47 feet to a point of tangency; thence S44deg42min34secW for a distance of 237.87 feet; thence N45deg17min26secW for a distance of 11.81 feet to its intersection with the arc of a circular curve to the right, concave to the Northwest, a radial line from said point bears N22deg19min41secW; thence Southwesterly, along the arc of said curve, having for its elements a radius of 86.00 feet, through a central angle of 22deg02min14sec for an arc distance of 33.08 feet to a point of tangency; thence S89deg42min34secW for a distance of 30.89 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly, along the arc of said curve, having for its elements a radius of 86.00 feet, through a central angle of 45deg00min00sec for an arc distance of 67.54 feet to a point of tangency; thence N45deg17min26secW for a distance of 31.80 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northwesterly and Westerly, along the arc of said curve, having for its elements a radius of 20.00 feet, through a central angle of 45deg00min00sec for an arc distance of 15.71 feet to a point of tangency; thence S89deg42min34secW for a distance of 14.64 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly and Southwesterly, along the arc of said curve, having for its elements a radius of 20.00 feet, through a central angle of 45deg00min00sec for an arc distance of 15.71 feet to a point of tangency; thence S44deg42min34secW for a distance of 158.17 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Southwesterly, along the arc of said curve, having for its elements a radius of 545.00 feet, through a central angle of 03deg10min42sec for an arc distance of 30.23 feet to its intersection with the arc of a circular curve to the right, concave to the Southeast, a radial line from said point bears S84deg32min35secE; thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 37deg40min51sec for an arc distance of 16.44 feet to its intersection with the arc of a circular curve to the left, concave to the Southeast, a radial line to said point bears N46deg51min44secW; thence Southwesterly along the arc of said curve having for its elements a radius of 550.00 feet, through a central angle of 14deg23min35sec for an arc distance of 138.1 feet to its intersection with the arc of a circular curve to the right, concave to the Southeast, a radial line from said point bears S61deg15min19secE; thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 37deg40min51sec for an arc distance of 16.44 feet to its intersection with the arc of a circular curve to the left, concave to the Southeast, a radial line from said point bears S59deg38min55secE; thence Southwesterly along the arc of said curve, having for its elements a radius of 545.00 feet, through a central angle of 39deg22min07sec for an arc distance of 374.48 feet to a point of reverse curvature of a circular curve to the right, concave to the Southwest; thence Southerly along the arc of said curve, having for its elements a radius of 1209.53 feet, through a central angle of 08deg42min43sec for an arc distance of 183.91 feet to a point of tangency; thence S00deg18min19secE for a distance of 161.01 feet; thence N89deg34min09secE for a distance of 15.01 feet to its intersection with the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N88deg42min44secE; thence Southerly and Southeasterly along the arc of said curve, having for its elements a radius of 80.78 feet, through a central angle of 74deg56min08sec for an arc distance of 105.65 feet to a point of reverse curvature of a circular curve to the right, concave to the Southwest, thence Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 75deg47min33sec for an arc distance of 33.07 feet to a point of tangency; thence S00deg25min51secE to its intersection with the North Right-of-way line of a 70 feet Right-of-Way described in Official Records Books 2577, at Page 255 of the Public Records of Miami-Dade County, Florida, said line being parallel with and 105.00 feet North of the South line of the Southwest 1/4 of said Section 15, for a distance of 3.66 feet; thence S89deg34min09secW, along said North Right-of-way line for S.W. 328th Street (S.E. 8th Street), for a distance of 135.05 feet to the POINT OF BEGINNING.

Containing 645,782.32 Square Feet and/or 14.83 Acres more or less.

Departmental Acceptance Date
(Government Use Only)

Date: November 20, 2006

EXHIBIT "B"

EXHIBIT "B" TO THE PETITION NOVEMBER 20, 2006, FOR THE CREATION OF A SPECIAL TAXING DISTRICT(S) FOR STREET LIGHTING, LANDSCAPE, LAKE, ENTRANCE FEATURES AND/OR WALL MAINTENANCE FOR THE SUBDIVISION(S) KNOWN AS:

Tentative Plat(s) Name(s) (collectively referred to herein as "BAYWINDS COMMUNITY"):

"BAYWINDS OF ABACO" (T-_____)
"BAYWINDS OF BARBADOS" (T-_____)
"BAYWINDS OF COZUMEL" (T-_____)
"BAYWINDS OF DOMINICA" (T-_____)
"BAYWINDS OF ELEUTHERA" (T-_____)
"BAYWINDS OF FLORES" (T-_____)
"BAYWINDS OF GALAPAGOS" (T-_____)
"BAYWINDS OF HATTERAS" (T-_____)
"BAYWINDS OF IBIZA" (T-_____)
"BAYWINDS ROADS" (T-_____)

AREAS TO BE MAINTAINED:

ALL LANDSCAPE AREAS, GRASS MEDIANS, BERMS, SWALE AREAS AND WALLS ADJACENT TO PUBLIC RIGHT-OF WAY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS BOUNDED BY SW 320 STREET (MOWRY DRIVE) AND CANAL C-103 RIGHT-OF-WAY ON THE NORTH, SW 328 STREET (N. CANAL DRIVE) ON THE SOUTH, SW 147TH AVENUE ON THE WEST AND SW 142ND AVENUE ON THE EAST.

MAINTENANCE SCHEDULE:

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

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

C.) FENCE/ENTRANCE FEATURE/WALL MAINTENANCE
- 1.) MAINTENANCE AND REPAIR OF FENCE AND THE EXTERIOR OF A DECORATIVE WALL AND THE REMOVAL OF GRAFFITI AS NEEDED

ANY LANDSCAPE AREAS, GRASS MEDIANS, LAKES AND LAKE ACCESS TRACTS, TOT LOTS, PARKS, RECREATION AREAS, ENTRANCE FEATURES AND INGRESS/EGRESS TRACTS WITHIN THIS SUBDIVISION

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

IMPROVEMENTS BY DEVELOPER FOR EACH LAKE

A.) A 2 SPACE PARKING AREA ADJACENT TO RIGHT-OF-WAY.

B.) 12' WIDE IMPROVED BOAT RAMP TO EXTEND INTO THE WATER SUFFICIENT TO ALLOW A 3' LAUNCHING DEPTH AT MEDIAN LAKE WATER LEVEL

C.) A LOCKING SWINGING GATE, 12' WIDE WITH REMOVABLE GUARDIAL.

Departmental Acceptance Date
(Government Use Only)

Date: November 20, 2006

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 HOME-OWNER'S ASSOCIATION AND/OR COMMUNITY DEVELOPMENT DISTRIC 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:

BAYWINDS OF ABACO
TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I"

BAYWINDS OF BARBADOS
TRACTS "A", "B", "C", "D", "E" and "F"

BAYWINDS OF COZUMEL
TRACTS "A" & "B"

BAYWINDS OF DOMINICA
TRACTS "A", "B", "C", "D", "E" & "F"

BAYWINDS OF ELEUTHERA
TRACTS "A", "B", "C", "D", "E", "F", "G" & "H"

BAYWINDS OF FLORES
TRACTS "A", "B", "C", "D" & "E"

BAYWINDS OF GALAPAGOS
TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L" AND "M"

BAYWINDS OF HATTERAS
TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND "I"

BAYWINDS OF IBIZA
TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S" AND "T"

BAYWINDS ROADS
TRACTS "A", "B", "C", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" AND "O"

RESOLUTION NO. R2005-04-58

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, AUTHORIZING MIAMI-DADE COUNTY TO CONTINUE THE PROCESS OF CREATING SPECIAL TAXING DISTRICTS WITHIN THE CITY OF HOMESTEAD FOR THE FUNDING OF SPECIAL SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 18-2 of the Code of Miami-Dade County allows for the creation and establishment of special taxing districts within incorporated areas for the purpose of public improvements as set forth in that section; and

WHEREAS, Section 18-2 requires the approval of the City of Homestead (the "City") when the special taxing district falls within the City's boundaries; and

WHEREAS, Section 18-2 provides for the procedure for creating special taxing districts for the purpose of providing street lights, landscape maintenance, and any other applicable improvements in new subdivisions within the City; and

WHEREAS, the City wishes to allow Miami-Dade County to continue creating special taxing districts for street lights, landscape maintenance, and any other applicable improvements in new subdivisions within the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. Findings. The proceeding Whereas clauses are ratified and incorporated as the legislative intent of this Resolution.

Section 2. Approval. In accordance with Section 18-2 of the Code of Miami-Dade County, the City hereby approves and authorizes Miami-Dade County to continue establishing special taxing districts for the purpose of providing street lights, landscape

maintenance, and any other applicable improvements in all new subdivisions within the City's boundaries.

Section 3. **Transmittal.** The City Clerk is hereby authorized to transmit a certified copy of this Resolution to Miami-Dade County.

Section 4. **Effective Date.** This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED on this 4th day of April, 2005.

ROSCOE WARREN
Mayor

ATTEST:

PATRICIA SULLIVAN, CMC
Deputy City Clerk

CERTIFIED COPY
Deputy CITY CLERK
CITY OF HOMESTEAD
DATE: 4-6-05

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY ONLY:

WEISS SEROTA HELFMAN PASTORIZA GUEDES COLE & BONISKE, P.A.
City Attorney

Offered by Mrs. Bell

Motion to adopt by Mrs. Bell seconded by Mr. Porter

FINAL VOTE AT ADOPTION

Mayor Roscoe Warren	*YES*
Vice Mayor Lynda Bell	*YES*
Councilwoman Amanda Garner	*YES*
Councilman Norman Hodge	*YES*
Councilman Steve Losner	*ABSENT*
Councilman Jeffrey Porter	*YES*
Councilwoman Judy Waldman	*YES*

R2005-04-58 AUTHORIZING MIAMI-DADE - CREATION OF A SPECIAL TAXING DISTRICT

MEMORANDUM

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

Date: January 15, 2002

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

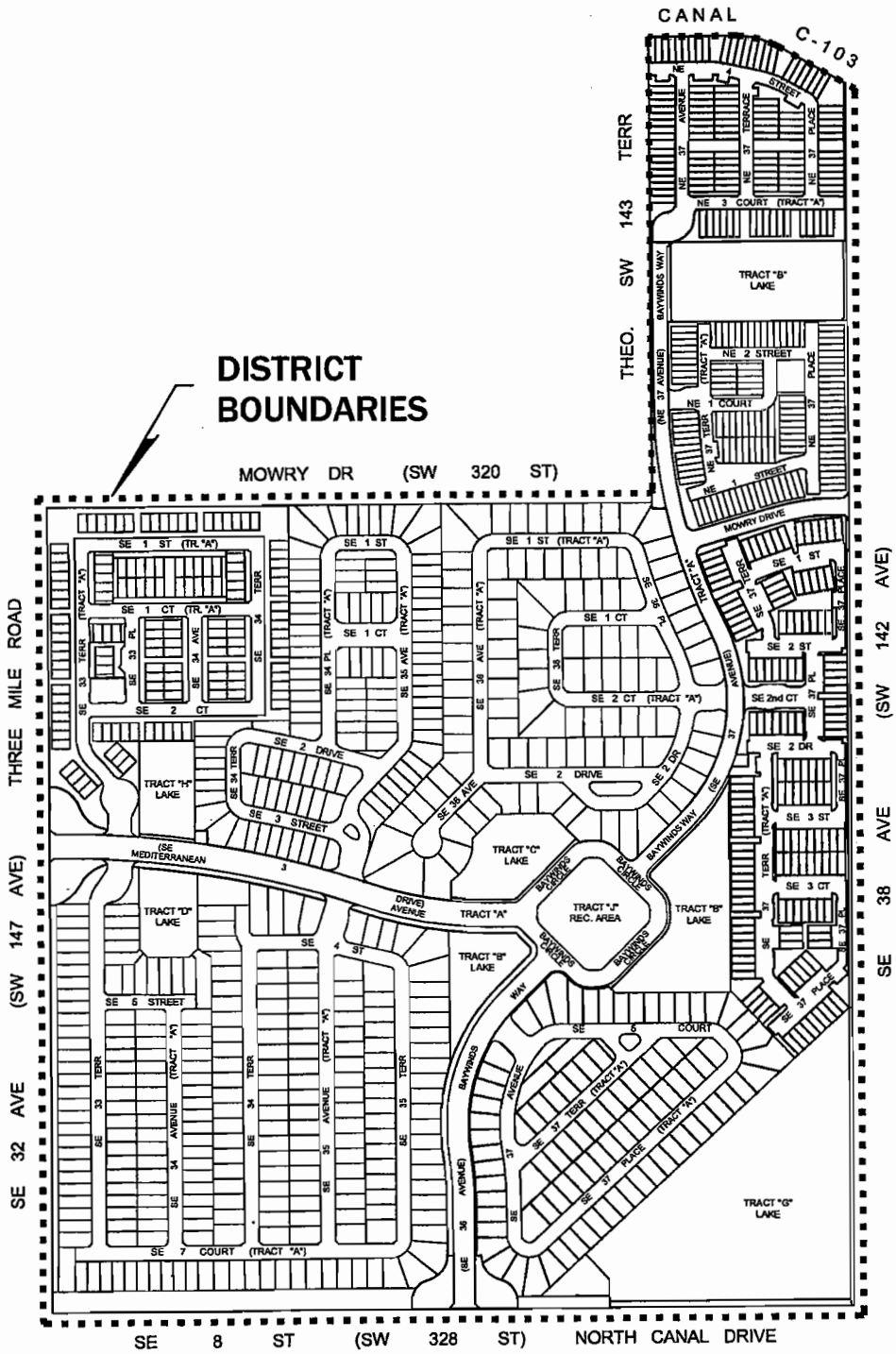
Subject: Street Lighting, Maintenance of Landscape, Walls Adjacent to Double-Frontage Lots and Lakes Special Taxing Districts

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

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

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

DO'QW: GA: TBS



BAYWINDS

MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

SEE ATTACHED SHEETS FOR SERVICE DESCRIPTION AND LOCATIONS

M-626 (COMM. 0009)
SECTION: 15-57-39

EXHIBIT "A" 37

5/16/2007 9:48:24 AM, M. Farje/ S. Ferrer

ATTACHMENT TO EXHIBIT "A"

BAYWINDS MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

ALL LANDSCAPE AREAS, BERMS, GRASS MEDIANS, SWALE AREAS AND WALLS ADJACENT TO RIGHT-OF-WAY WITHIN THE BOUNDARIES OF THE PROPERTY AS BOUNDED BY SW 320TH STREET (MOWRY DRIVE) AND CANAL C-103 RIGHT-OF-WAY ON THE NORTH, SW 328TH STREET (N. CANAL DRIVE) ON THE SOUTH, SW 147TH AVENUE ON THE WEST AND 142ND AVENUE ON THE EAST.

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2) FERTILIZE AND WEED CONTROL AS NEEDED.
3) TREAT FOR PESTS/DISEASES AS NEEDED.
4) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE FOR SAME.

B) TREES/SHRUBS

1) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED.
2) REPLACE AS REQUIRED.

C) FENCE/ENTRANCE FEATURE/WALL MAINTENANCE

1) MAINTENANCE AND REPAIR OF FENCE AND THE EXTERIOR OF A DECORATIVE WALL AND THE REMOVAL OF GRAFFITI AS NEEDED.

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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:

Baywinds of Abaco
Tracts A, B, C, D, E, F, G, H, I

Baywinds of Barbados
Tracts A, B, C, D, E and F

Baywinds of Cozumel
Tracts A and B

Baywinds of Dominica
Tracts A, B, C, D, E and F

Baywinds of Eleuthera
Tracts A, B, C, D, E, F, G and H

Baywinds of Flores
Tracts A, B, C, D and E

Baywinds of Galapagos
Tracts A, B, C, D, E, F, G, H, I, J, K, L, and M

Baywinds of Hatteras
Tracts A, B, C, D, E, F, G, H and I

Baywinds of Ibiza
Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S and T

Baywinds of Roads
Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N and O