



MEMORANDUM

Agenda Item No. 15(A)(2)

TO: Honorable Chairwoman Rebeca Sosa and
Members, Board of County Commissioners

DATE: March 18, 2014

FROM: Honorable Harvey Ruvin, Clerk
Circuit and County Courts

Christopher Agrippa, Director
Clerk of the Board Division

SUBJECT: Resolution authorizing execution of the
Intergovernmental Cooperation Agreement
Between A. H. at Turnpike South Community
Development District and Miami-Dade
County Tax Collector and Miami-Dade Office
of the Property Appraiser to provide services
to the A. H. at Turnpike South Community
Development District in accordance with
Sections 197.3632 and 197.3635, Florida
Statutes, uniform method for the levy,
collection and enforcement of non-ad
valorem assessments

Resolution No. R-292-14

Ordinance 08-62 adopted by the Miami-Dade County Board of County Commissioners provides that the Property Appraiser may submit resolutions, ordinances, or reports related to his duties to the Clerk of the Board Division for placement on the next available agenda of the Miami-Dade County Board of County Commissioners.

Attached for placement on the March 18, 2014, Board of County Commissioners' agenda, is a proposed resolution submitted by the Property Appraiser authorizing execution of the Intergovernmental Cooperation Agreement between A. H. at Turnpike South Community Development District and Miami-Dade County Tax Collector and Miami-Dade Office of the Property Appraiser to provide services to the A. H. at Turnpike South Community Development District in accordance with Sections 197.3632 and 197.3635, Florida Statutes, uniform method for the levy, collection and enforcement of non-ad valorem assessments.

CA/fcd
Attachment

Memorandum



Date: March 18, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Lazaro Solis
Property Appraiser 

Subject: Resolution Authorizing Intergovernmental Cooperation Agreement with A.H. at
Turnpike South Community Development District

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) authorize execution of the attached Intergovernmental Cooperation Agreement (Agreement) by and among Miami-Dade County on behalf of the Tax Collector (Collector), Miami-Dade County Office of the Property Appraiser (Appraiser) and the A.H. at Turnpike South Community Development District (District) to allow the District to utilize the uniform method for the levy, collection and enforcement of non-ad valorem assessments, as prescribed in Section 197.3632, Florida Statutes.

SCOPE

The District is located within County Commission District 9. The District has requested that the Appraiser and Collector include its proposed or adopted non-ad valorem assessments for benefit and maintenance assessments or such other assessments imposed by the District to properties within the incorporated area of the District on the notice as specified in Section 200.069, Florida Statutes, and on the combined notice of ad valorem and non-ad valorem assessments provided for in Sections 197.3632 and 197.3635, Florida Statutes.

FISCAL IMPACT/FUNDING SOURCE

The District agrees that the County shall be entitled to retain two percent on the amount of special assessments collected and remitted to cover all of the County's associated costs. There is no negative fiscal impact to the County as a result of this Agreement.

TRACK RECORD/MONITOR

The District agrees that all certified assessment rolls will be maintained and transmitted to the Appraiser and Collector on compatible electronic medium as defined in Section 197.3632(1), Florida Statutes. The Agreement is managed by the Office of the Property Appraiser.

BACKGROUND

In accordance with Sections 197.3632 and 197.3635, Florida Statutes, and the Agreement, the District will charge separate non-ad valorem assessments for benefit and maintenance assessments or such other assessments imposed by the District to properties within the incorporated area of the District. The Agreement affords the District the convenience and financial savings of utilizing the TRIM notice and combined tax bill for collection of its non ad valorem assessments. Use of the ad valorem method for collection of these assessments could result in issuance of tax certificates, tax deeds and the loss of title to the property, if said assessments are not paid by the property owners. The term of this Agreement commences with special assessments collected in 2014 and continues until cancelled by either party.

Attachment



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: March 18, 2014

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

SUBJECT: Agenda Item No. 15(A)(2)

Please note any items checked.

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 15(A)(2)
3-18-14

RESOLUTION NO. R-292-14

RESOLUTION AUTHORIZING EXECUTION OF THE INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN A. H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT AND MIAMI-DADE COUNTY TAX COLLECTOR AND MIAMI-DADE OFFICE OF THE PROPERTY APPRAISER TO PROVIDE SERVICES TO THE A. H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTIONS 197.3632 AND 197.3635, FLORIDA STATUTES, UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that in accordance with Sections 197.3632 and 197.3635, Florida Statutes, this Board hereby authorizes the Property Appraiser and the Mayor or Mayor's designee to execute the attached Intergovernmental Cooperation Agreement between A. H. at Turnpike South Community Development District and Miami-Dade County.

The foregoing resolution was offered by Commissioner

Lynda Bell

who moved its adoption. The motion was seconded by Commissioner

José "Pepe" Diaz

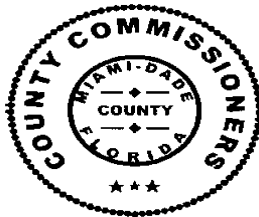
and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman	aye
	Lynda Bell, Vice Chair	aye
Bruno A. Barreiro	aye	Esteban L. Bovo, Jr. aye
Jose "Pepe" Diaz.	aye	Audrey M. Edmonson aye
Sally A. Heyman	aye	Barbara J. Jordan aye
Jean Monestime	aye	Dennis C. Moss aye
Sen. Javier D. Souto	aye	Xavier L. Suarez aye
Juan C. Zapata	aye	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day March, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve

**INTERGOVERNMENTAL COOPERATION AGREEMENT
BY AND AMONG
MIAMI-DADE COUNTY PROPERTY APPRAISER
AND
MIAMI-DADE COUNTY TAX COLLECTOR
AND
A. H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, 2014, by and among Miami-Dade County Office of the Property Appraiser (hereinafter referred to as "Property Appraiser"), Florida, Miami-Dade County on behalf of the Tax Collector (hereinafter referred to as "Tax Collector"), Florida, and the A. H. at Turnpike South Community Development District (hereinafter referred to as "District"), Florida.

WITNESSETH

WHEREAS, the District intends to adopt non-ad valorem assessments for benefit and maintenance assessments or such other assessments imposed by the District; and

WHEREAS, the District, the Tax Collector and the Property Appraiser are willing to enter into a written agreement evidencing the Tax Collector's and the Property Appraiser's agreement to place the District's proposed non-ad valorem assessments on the tax bill; and

WHEREAS, the District intends to utilize the uniform method of collection, as outlined in Section 197.3632, Florida Statutes, for collection of its non-ad valorem assessments; and

WHEREAS, the District has requested that the Property Appraiser include the District's proposed or adopted non-ad valorem assessments for the A. H. at Turnpike South Community Development District on the notice as specified in Section 200.069, Florida Statutes; and

WHEREAS, the District has requested the Tax Collector include the District's adopted non-ad valorem assessments on the Combined Notice of Ad Valorem Taxes and Non-ad Valorem Assessments in accordance with Section 197.3635, Florida Statutes; and

NOW THEREFORE, for good and valuable consideration, and intending to be legally bound hereby, the Tax Collector, the Property Appraiser, and the District agree as follows:

1. The District's request to place its proposed non-ad valorem assessments for the A. H. at Turnpike South Community Development District on the Combined Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments prepared in accordance with Section 200.069, Florida Statutes is granted.
2. The District's request to place its adopted non-ad valorem assessments for the A. H. at Turnpike South Community Development District on the combined Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments in accordance with Section 197.3635, Florida Statutes is granted.
3. The District agrees to the following requirements in order to place its non-ad valorem assessments for the A. H. at Turnpike South Community Development District on the Notice of Proposed Property Taxes and Non-Ad Valorem Assessments and the Combined Notice of Taxes and Non-Ad Valorem Assessments:
 - A. No later than **July 9th** of the current year the following should be provided to the Property Appraiser:
 - i. The final files for the Notice of Proposed Property Taxes.
 - ii. The description of "Purpose of Assessment" as it would appear on the Notice of Proposed Property Taxes.

iii. The District's contact name and phone number used to address questions regarding the assessment.

B. No later than **August 1st** of the current year an insert describing the Non Ad-Valorem Assessment to be included with the mailing of the TRIM. A sample must be provided to the Property Appraiser for approval prior to August 1st.

C. No later than **September 15th** of the current year the final roll reflecting the non-ad valorem special assessments that are to appear on the Tax Bill must be submitted to the Property Appraiser.

4. The Property Appraiser shall place the District's non-ad valorem special assessments for the A. H. at Turnpike South Community Development District on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments, as specified in Section 200.069, Florida Statutes, as amended, commonly referred to as the TRIM notice.
5. The Tax Collector shall place the District's non-ad valorem special assessments for the A. H. at Turnpike South Community Development District on the combined tax notice as provided in Section 197.3635, Florida Statutes commonly referred to as the Tax Bill.
6. The District agrees that the Tax Collector shall be entitled to retain the actual costs of collection, or two percent (2%), on the amount of special assessments collected and remitted.
7. This Agreement shall not take effect until the A. H. at Turnpike South Community Development District is in full compliance with all local zoning, land use, and other applicable regulations.
8. **Duration of this Agreement.** Subject to the limitation of paragraph 7 above, this Agreement shall take effect upon signing and shall extend to the collection of

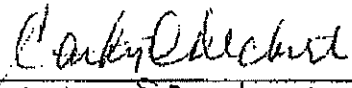
special assessments for each fiscal year thereafter, until cancelled by any Party pursuant to paragraph 12 herein.

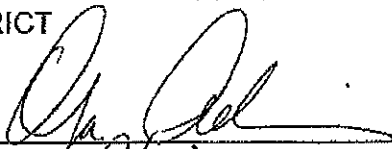
9. **Severability of the Provisions in this Agreement.** The provisions of this Agreement are intended to be severable. If any provision of this Agreement shall be held to be invalid or unenforceable in whole or in part, such provision shall be ineffective to the extent of such invalidity or unenforceability without in any manner affecting the validity or enforceability of the remaining provisions of this Agreement.
10. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
11. **Amendments or Modifications of this Agreement.** It is anticipated by the Parties that the terms and conditions of this Agreement will be periodically amended or modified. Such amendments or modifications must be in writing and must be duly executed by all Parties to this Agreement.
12. **Cancellation.** This Agreement may be cancelled by any Party upon thirty (30) days written notice to the other Parties.
13. **Intent to be Legally Bound.** By signing this Agreement, the Parties hereto confirm and state that they have carefully read the Agreement, that they know the contents thereof, that they fully expect to carry out each and every provision, and that they intend to be legally bound by the rights and obligations set forth herein.
14. **Headings.** The headings for each paragraph in this Agreement are for the purposes of reference only and shall not limit or otherwise affect the meaning of any provision.
15. **Complete Agreement.** This document shall represent the complete Agreement of the Parties.

IN WITNESS WHEREOF, the Parties hereto execute this Agreement, and they affirm that they have the power to do so on behalf of the District, the Tax Collector, and the Property Appraiser.

ATTEST:

A. H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

By: 
District Secretary

By: 
District Chair

MIAMI-DADE COUNTY, FLORIDA
PROPERTY APPRAISER

By: _____
Carlos Lopez-Cantera
Property Appraiser

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

ATTEST:

By: _____
Harvey Ruvin
County Clerk

By: _____
Carlos A. Gimenez
Miami- Dade County Mayor

Approved as to legal sufficiency for Miami-Dade County and the Office of the Property Appraiser:

By: _____
Assistant County Attorney

RESOLUTION NO. 2013-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, FLORIDA STATUTES; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS.

WHEREAS, Chapter 197, Florida Statutes, provides for the usage by the A.H. at Turnpike South Community Development ("District") of a uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, Chapter 197, Florida Statutes, sets forth certain requirements which must be met by the District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, in accordance with Section 197.3632, Florida Statutes, the District will cause to be published in a newspaper of general circulation within the County within which the District is located, weekly for four consecutive weeks prior to the date of the public hearing a notice of the District's intent to hold a Public Hearing on **December 10, 2013, at 2:30 p.m. at the Offices of Adrian Developers of De La Fuente Parcel LLC located at 13687 SW 26th Street, Miami, Florida 33175**, for the purpose of advising the public of the District's intention to adopt and use Chapter 197, Florida Statutes, uniform method of levying, collecting and enforcing non-ad valorem assessments; and

WHEREAS, the Board of Supervisors of the District have determined that it is in the best interest of the District for the District to elect to use the uniform method of levying, collecting and enforcing non-ad valorem assessments as provided in Section 197.3632, Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The above recitals are hereby adopted.

Section 2. The uniform method of levying, collecting and enforcing non-ad valorem assessments as authorized by Section 197.3632, Florida Statutes, is desired and will be adopted for usage by the District.

Section 3. Non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for one or more of the following

Section 3. Non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for one or more of the following reasons:

- (a) Satisfying the lawful debt obligations of the District, and/or
- (b) Financing, constructing, maintaining and servicing the Improvements of the District, and/or
- (c) The operation of the District, and/or
- (d) Such other lawful purposes which the District is empowered to provide as authorized by law.

Section 4. The uniform method of levying, collecting and enforcing non-ad valorem assessments now and in the future, if so required, shall, to the extent authorized by law, apply to all lands located within the jurisdictional boundaries of the District, as said jurisdictional boundaries are described in attached Exhibit "A" which is incorporated herein and made a part hereof.

Section 5. That a certified copy of this Resolution, together with Exhibit "A" attached thereto, shall be promptly forwarded to the Miami-Dade County Property Appraiser, Miami-Dade County Tax Collector and the Florida Department of Revenue.

PASSED, ADOPTED and EFFECTIVE this 29th day of October 2013.

ATTEST:

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

Secretary/Assistant Secretary

By: _____

Chairman/Vice Chairman



EXHIBIT A

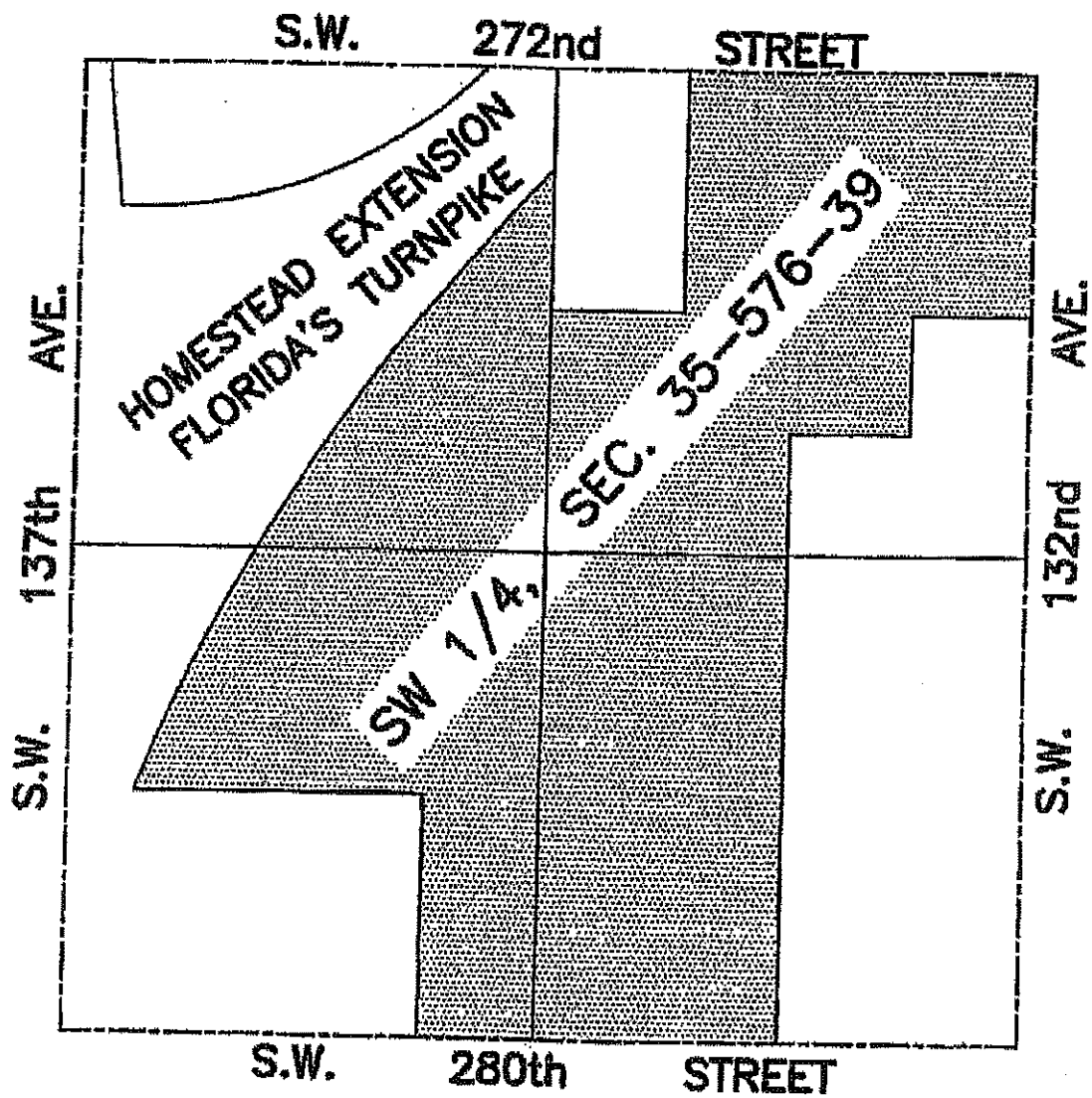
LEGAL DESCRIPTION

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

COMMENCE AT THE CENTER OF SECTION 35, TOWNSHIP 56S, RANGE 39E IN MIAMI-DADE COUNTY FLORIDA AND RUN S.89°01'03"W. ALONG THE NORTH LINE OF THE SW ¼ OF SAID SECTION 35 FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREBY BEING DESCRIBED; THENCE S.0°50'31"W. ALONG A LINE BEING 35.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 35, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SW 132nd AVE. FOR A DISTANCE OF 871.28 FEET TO A POINT; THENCE S.85°52'32"W. FOR A DISTANCE OF 300.77 FEET TO A POINT; THENCE S.0°49'18"E. FOR A DISTANCE OF 335.75 FEET TO A POINT; THENCE S.88°57'17"W. FOR A DISTANCE OF 335.89 FEET TO A POINT; THENCE S.0°48'05"E. FOR A DISTANCE OF 1,679.36 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 35, TOWNSHIP 56 S, RANGE 39 E; THENCE S.88°51'01"W. ALONG THE LAST DESCRIBE LINE FOR A DISTANCE OF 1,009.42 FEET TO A POINT BEING LOCATED ON THE WEST LINE OF THE E½ OF THE SE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 35; THENCE RUN ALONG SAID LINE N.0°44'25"W. FOR A DISTANCE OF 672.48 FEET TO A POINT; THENCE S.88°53'31"W FOR A DISTANCE OF 709.12 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD No. 821) AS SHOWN ON RIGHT-OF-WAY MAP SECTION No.87005-2304; THENCE RUN N.27°14'40"E. ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 778.75 FEET TO A POINT; THENCE N.29°47'17"E. FOR A DISTANCE OF 329.27 FEET TO A POINT; THENCE N.34°31'32"E. FOR A DISTANCE OF 834.19 FEET TO A POINT, LOCATED ON THE WEST LINE OF THE NE ¼ OF THE NE ¼ OF SW ¼ OF SAID SECTION 35; THENCE S.0°48'38"E. FOR A DISTANCE OF 339.70 FEET TO A POINT; THENCE N.88°58'32"E. FOR A DISTANCE OF 335.77 FEET TO A POINT; THENCE N.0°46'51"W. FOR A DISTANCE OF 871.59 FEET TO A POINT LOCATED ON THE NORTH LINE OF THE SW ¼ OF SAID SECTION 35; THENCE RUN ALONG THE LAST DESCRIBED LINE N.89°01'03"E. FOR A DISTANCE OF 971.59 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 75.55 ACRES, MORE OR LESS.

Together With

COMMENCE AT THE NORTHWEST CORNER OF THE SW ¼ OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N.89°01'03"EAST (BEARING DERIVED FROM THE FLORIDA STATE SYSTEM OF PLANE COORDINATES) ALONG THE NORTHERLY BOUNDARY OF THE SW ¼ OF SAID SECTION 35, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.1°04'46"EAST, A DISTANCE OF 51.11 FEET TO A POINT; THENCE S.7°01'39"EAST, FOR A DISTANCE OF 349.46 FEET TO A POINT; THENCE N.89°19'18"EAST, FOR A DISTANCE OF 70.85 FEET TO A POINT OF BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 1,342.39 FEET, THENCE RUN NORTHEASTERLY ALONG SAID CURVE 1,069.68 FEET THROUGH A CENTRAL ANGLE OF 45°39'21" TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE RUN S.89°01'03"WEST ALONG SAID NORTHERLY BOUNDARY FOR A DISTANCE OF 1,069.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 8.93 ACRES, MORE OR LESS.



Section 5. That a certified copy of this Resolution, together with Exhibit "A" attached hereto, shall be promptly forwarded to the Miami-Dade County Property Appraiser, Miami-Dade County Tax Collector and the Florida Department of Revenue.

PASSED, ADOPTED and EFFECTIVE this 26th day of October 2013.

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT A

LEGAL DESCRIPTION

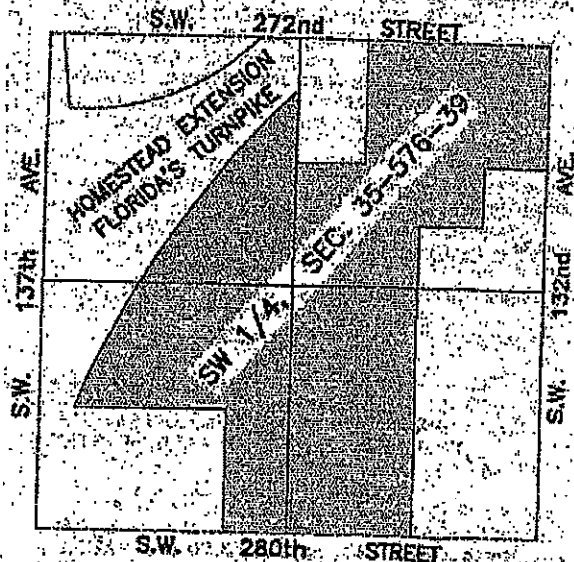
A.H. AT TURNPIKE

SOUTH COMMUNITY DEVELOPMENT DISTRICT

COMMENCE AT THE CENTER OF SECTION 35, TOWNSHIP 58S, RANGE 38E IN MIAMI-DADE COUNTY FLORIDA AND RUN S.89°01'03"W. ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREBY BEING DESCRIBED; THENCE S.0°50'31"W. ALONG AN LINE BEING 55.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 35; ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SW 432nd AVE. FOR A DISTANCE OF 671.25 FEET TO A POINT; THENCE S.88°52'32"W. FOR A DISTANCE OF 300.77 FEET TO A POINT; THENCE S.0°49'18"E. FOR A DISTANCE OF 334.75 FEET TO A POINT; THENCE S.88°57'17"W. FOR A DISTANCE OF 335.89 FEET TO A POINT; THENCE S.0°48'05"E. FOR A DISTANCE OF 1,679.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 35, TOWNSHIP 58S, RANGE 38E; THENCE S.88°51'01"W. ALONG THE LAST DESCRIBE LINE FOR A DISTANCE OF 1,009.42 FEET TO A POINT BEING LOCATED ON THE WEST LINE OF THE E1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 35; THENCE RUN ALONG SAID LINE N.0°44'25"W. FOR A DISTANCE OF 672.48 FEET TO A POINT; THENCE S.88°53'31"W. FOR A DISTANCE OF 708.12 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD NO. 824) AS SHOWN ON RIGHT-OF-WAY MAP SECTION NO. 87005-2304; THENCE RUN N.27°14'40"E. ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 778.75 FEET TO A POINT; N.29°47'17"E. FOR A DISTANCE OF 329.27 FEET TO A POINT; THENCE N.34°31'32"E. FOR A DISTANCE OF 834.19 FEET TO A POINT; LOCATED ON THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SW 1/4 OF SAID SECTION 35; THENCE S.0°48'38"E. FOR A DISTANCE OF 339.70 FEET TO A POINT; THENCE N.88°58'32"E. FOR A DISTANCE OF 835.77 FEET TO A POINT; THENCE N.0°48'51"W. FOR A DISTANCE OF 671.89 FEET TO A POINT LOCATED ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 35; THENCE RUN ALONG THE LAST DESCRIBED LINE N.89°01'03"E. FOR A DISTANCE OF 971.59 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 75.56 ACRES, MORE OR LESS.

Together With

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 35, TOWNSHIP 58 SOUTH, RANGE 38 EAST, IN MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N.89°01'03"EAST (BEARING DERIVED FROM THE FLORIDA STATE SYSTEM OF PLANE COORDINATES) ALONG THE NORTHERLY BOUNDARY OF THE SW 1/4 OF SAID SECTION 35; A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY DESCRIBED; THENCE S.1°04'48"EAST, A DISTANCE OF 51.11 FEET TO A POINT; THENCE S.7°01'38"EAST, FOR A DISTANCE OF 349.48 FEET TO A POINT; THENCE N.89°46'18"EAST, FOR A DISTANCE OF 70.85 FEET TO A POINT OF BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 1,342.39 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE 1,069.88 FEET THROUGH A CENTRAL ANGLE OF 49°38'21" TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE RUN S.89°01'03" WEST ALONG SAID NORTHERLY BOUNDARY FOR A DISTANCE OF 1,069.88 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY DESCRIBED, CONTAINING 6.93 ACRES, MORE OR LESS.



A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
11/11-18-25 12/2 13-4-01/2178901M

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

A. H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT
DISTRICT - RESOLUTION NO. 2013-08

In the XXXX Court,
was published in said newspaper in the issues of

11/11/2013 11/18/2013 11/25/2013 12/02/2013

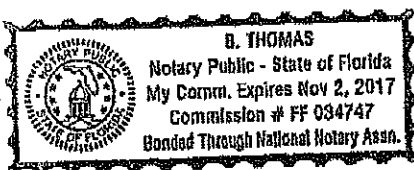
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

02 day of DECEMBER, A.D. 2013

(SEAL)

MARIA MESA personally known to me



RESOLUTION NO. 2013-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT (DISTRICT) EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3832, FLORIDA STATUTES, EXPRESSING THE NEED FOR THE LEVY OF NON AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON AD VALOREM ASSESSMENTS.

WHEREAS, Chapter 197, Florida Statutes, provides for the usage by the A.H. at Turnpike South Community Development (District) of a uniform method of levying, collecting and enforcing its non ad valorem assessments; and

WHEREAS, Chapter 197, Florida Statutes, sets forth certain requirements which must be met by the District in order to use said uniform method of levying, collecting and enforcing its non ad valorem assessments; and

WHEREAS, in accordance with Section 197.3832, Florida Statutes, the District will cause to be published in a newspaper of general circulation within the County within which the District is located, weekly for four consecutive weeks prior to the date of the public hearing a notice of the District's intent to hold a Public Hearing on December 10, 2013, at 2:30 p.m. at the Offices of Adrian Developers of De La Fuente Parcel LLC located at 13687 SW 28th Street, Miami, Florida 33175, for the purpose of advising the public of the District's intention to adopt and use Chapter 197, Florida Statutes, uniform method of levying, collecting and enforcing non ad valorem assessments; and

WHEREAS, the Board of Supervisors of the District have determined that it is in the best interest of the District for the District to elect to use the uniform method of levying, collecting and enforcing non ad valorem assessments as provided in Section 197.3832, Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The above recitals are hereby adopted.

Section 2. The uniform method of levying, collecting and enforcing non ad valorem assessments as authorized by Section 197.3832, Florida Statutes, is desired and will be adopted for usage by the District.

Section 3. Non ad Valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for one or more of the following reasons:

- (a) Satisfying the lawful debt obligations of the District, and/or
- (b) Financing, constructing, maintaining and servicing the improvements of the District, and/or
- (c) The operation of the District, and/or
- (d) Such other lawful purposes which the District is empowered to provide as authorized by law.

Section 4. The uniform method of levying, collecting and enforcing non ad valorem assessments now and in the future, if so required, shall, to the extent authorized by law, apply to all lands located within the jurisdictional boundaries of the District, as said jurisdictional boundaries are described in attached Exhibit "A" which is incorporated herein and made a part hereof.